

53 *Economy* House Plans for 1953

Rudolph A. Matern, Architect

• HOUSE PLANS • 53 HOUSE PLANS FOR '53 • HOUSE PLANS • HOUSE PLANS •



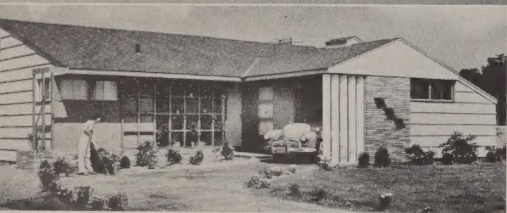
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**53 Selected Homes for Everybody: with
construction-tested Blueprints available
for 19 Favorites of Proven Popularity
—17 Modern and Contemporary Designs
—17 Budget Plans to meet your needs**

For details about this Cover House, see Plan L-9336 inside.





Here Are DESIGNS That BUILD into Fine Homes

ON THE FOLLOWING pages are plans and details for 53 splendid looking, livable modern homes. They range in size from single-story minimum homes, without basement and with only two bedrooms, to luxurious one- and two-story designs with as many as four or five bedrooms.

Fortunately for you, who are prospective home builders or are more than ordinarily interested in home planning, the 53 designs shown are not mere home plan ideas. They are designs of proven *buildability*, which means that these plans have been constructed, faithfully following the blueprints and specifications prepared by the architect. They have been furnished and lived in and have won the enthusiastic approval of their owners.

Careful, thoughtful planning based on long experience in providing for the home requirements of families on all levels of income and taste, has made it

possible to design homes of long-lasting beauty, great charm and comfort and maximum efficiency of operation and maintenance. Although these designs are fresh and forward-looking, they include no tricks or impossible features. They can be executed in fullest detail by any qualified home builder. (See comments below by leading building publications).

Many Homes Built

That these home designs offer a wide variety of exterior interest and appeal may be seen in the adjacent photographs which include traditional and contemporary styles and some homes which neatly combine features of both. These are good examples of how these 53 home designs are being built, using a variety of standard exterior finishing materials.

You can study these 53 designs critically with full assurance that blueprints for any of these homes can be used to build the house visualized in the drawings and detail sketches. Coupons for ordering plans appear on the third page.

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NEW! 5-Meals-a-Day Reducing Diet
GOOD HOUSEKEEPING



Practical Builder
THE HOME TO GO TO MAGAZINE

Small HOMES Guide
- PLAN YOUR HOME FOR YOU
- BY NEW & CONSTRUCTION
- TIPS ON BUDGET-WISE

THE MAGAZINE OF BUILDING

AMERICAN BUILDER

Quarterly Survey of Home Building...
Model that Shows Out...
Traffic Noise...
Kitchen on Wheels...
Remodeling Jobs...

"Specialist in small-house design reflecting the current wants of most American families."—Good Housekeeping

"Specialist in merchant builder homes, a most important cog in their business."—Practical Builder

"The builder's architect, with a hand on the public pulse."—Architectural Forum

"Houses embody many of the latest innovations in home comfort and design, that would tend to appeal to the discriminating buyer."—American Builder

"Marvelous number of unusual and practical design tricks squeezed into a medium-sized house."—Small Homes Guide

The New York Times.

"Designed for 'eye appeal'—planned to have home life."

Youngstown Vindicator
Published every day in the year.

...making an 'Economy Home' out of an 'Economy

These Plans Offer More House for Less Money

THERE IS NO SUCH thing as a "cheap" house today. Even poorly built homes use costly materials and expensive labor. A carelessly designed house costs even more, because it wastes materials and labor time.

The only true economy in home building is to use a plan that will produce *more house for less money*. Such a plan is so carefully figured and detailed that stock sizes of material can be used with a minimum of cutting and fitting and waste ends; and plumbing, heating, lighting and appliances can be moved in and erected without delays or alterations.

Architect Rudolph A. Matern, designer of the 53 home plans in this new book, has had long and successful experience in planning homes for speedy and economical erection. More than 10,000 Matern homes are built all over the country each year. Such success can only mean that builders and public alike enthusiastically approve of these well-planned homes. Below you can read a few typical comments taken from the many letters written to this architect about his designs.

Matern has been called the "builder's architect." That's because a home contractor can make a firm estimate on a Matern design and conclude the construction without costly delays and extra charges that wipe out the builder's profit and ruin his friendly relations with the home owner. There is no framing waste with a Matern plan, and standard materials in stock sizes can be used throughout. The specifications with each of the designs shown in this book suggest a few of these materials but, of course, you can substitute different items of finish inside and out if you wish. You can use siding instead of shingles, brick for stone, etc., without sacrificing efficiency of design.

Mr. Matern is the home owner's architect, too, be-



cause his homes have that individual charm that assures pride of ownership, and value that makes them a long-term, sound investment.

On the next page you will find a description of the complete plan package that you will need to build one of these high-value homes—at a cost of only \$35.00. Then on the last page in this book, read about what to do after you receive your Blueprints, Specifications and Lumber & Material List.

LETTERS—

... "My wife and I were thrilled when we saw your house plan No. 924. It is just what we wanted. . . . We have looked and looked but found none to compare" . . .

L. P. Johnson
Waterloo, Iowa

... "I have just completed a house using your plan No. 4914. The house turned out beautifully and I am more than pleased with it" . . .

Mrs. O. T. B.
Oshkosh, Wisc.

... "I think this plan is the most nearly perfect plan I have ever seen" . . .

Mrs. Alma Gerle
Walnut Creek, Cal.

... "I have looked at hundreds of house plans, but this is the one I really want. When you find something you really love, you can hardly wait to get started" . . .

Mrs. Richard D. Emmons
Akron, Ohio

... "I love this plan and it seems to have everything I want in a home" . . .

Mrs. Hamlin Brackin
St. George, Utah

Here's What You Must Have to Start Your Home

THE PLAN PACKAGE shown below will provide you with everything you need to get a firm bid from contractors, arrange for financing and finally to provide the builder with blueprints from which to build. Since the homes in this book are designed for construction economy it is suggested that no radical revisions be made. However, if you want a 2-car garage and only a

single one is shown on the plans, it is a simple matter for the builder or an architect to make such a change. The same holds for certain increases in room sizes; adding a few feet to length is relatively inexpensive. Even with some changes, you are way ahead in time and money saved when you buy this plan package complete for \$35.00.

What the Package Includes

4 SETS OF WORKING DRAWINGS (BLUEPRINTS)—

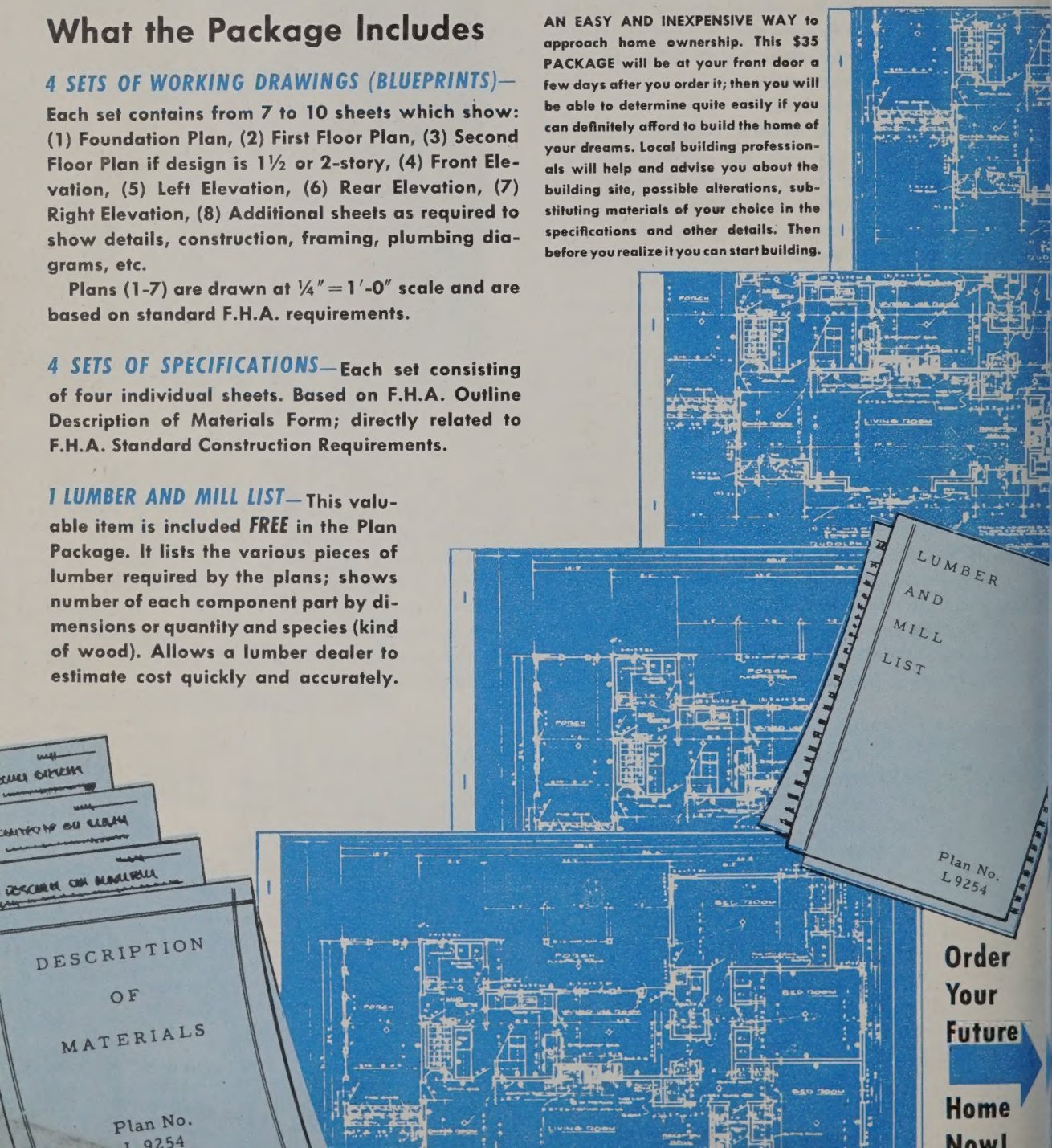
Each set contains from 7 to 10 sheets which show: (1) Foundation Plan, (2) First Floor Plan, (3) Second Floor Plan if design is 1½ or 2-story, (4) Front Elevation, (5) Left Elevation, (6) Rear Elevation, (7) Right Elevation, (8) Additional sheets as required to show details, construction, framing, plumbing diagrams, etc.

Plans (1-7) are drawn at ¼" = 1'-0" scale and are based on standard F.H.A. requirements.

4 SETS OF SPECIFICATIONS—Each set consisting of four individual sheets. Based on F.H.A. Outline Description of Materials Form; directly related to F.H.A. Standard Construction Requirements.

1 LUMBER AND MILL LIST—This valuable item is included **FREE** in the Plan Package. It lists the various pieces of lumber required by the plans; shows number of each component part by dimensions or quantity and species (kind of wood). Allows a lumber dealer to estimate cost quickly and accurately.

AN EASY AND INEXPENSIVE WAY to approach home ownership. This \$35 PACKAGE will be at your front door a few days after you order it; then you will be able to determine quite easily if you can definitely afford to build the home of your dreams. Local building professionals will help and advise you about the building site, possible alterations, substituting materials of your choice in the specifications and other details. Then before you realize it you can start building.



Order
Your
Future

Home
Now!

-to Order Books?

Rudolph A. Matern, Architect
90-04 161st Street, Jamaica 32, L.I., N.Y.

Send me postpaid:

_____ Copies of "Town and Country Homes to
Fit Your Budget" at 60c a copy, 2 for \$1.

_____ Copies of "53 House Plans for 1953"
at 60c a copy, 2 for \$1.

☐ One Copy of each. Both for \$1.

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Mail Coupon Now!

(See other side before mailing)

Name _____
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City and Zone _____

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PLAN No. L- _____

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PLAN No. L- _____

Also send me _____ additional sets.

I enclose \$ _____
(\$35 for four sets; \$5 for each additional set)

☐ Check or Money Order enclosed.

☐ Send Special Delivery, C.O.D. (postage \$1
extra).

PLAN COUPON No. 1

Mail Coupon Now!

For Airmail service, add \$1

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City and Zone _____

State _____

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Use One of These Coupons to Order Blueprints?

Your HELP, Please!



1. Where did you first see or learn about this book? _____
2. How did you get the copy from which this coupon was clipped? _____

3. If purchased, from whom? (Give name and city) _____
4. About what date did you buy it? _____

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Our THANKS—with the information you have given us here, we can do a better job.

Your HELP, Please!



1. How long have you had this book before sending this blueprint order? _____
2. Have you seen Mr. Matern's plans before? _____ Where? _____
3. What features of this book did you find most helpful in selecting your plan? _____

4. How might it have been changed to be more useful to you? _____

5. What do you like best about the plan you have selected? _____

(Order Plans on other side)

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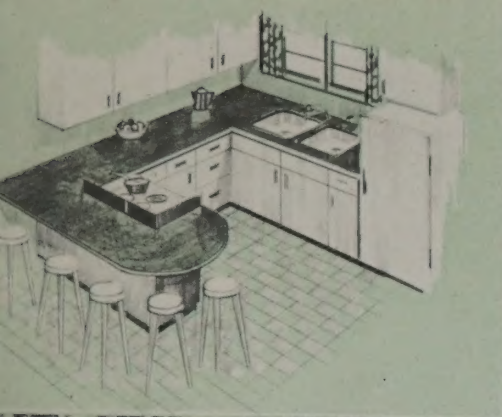


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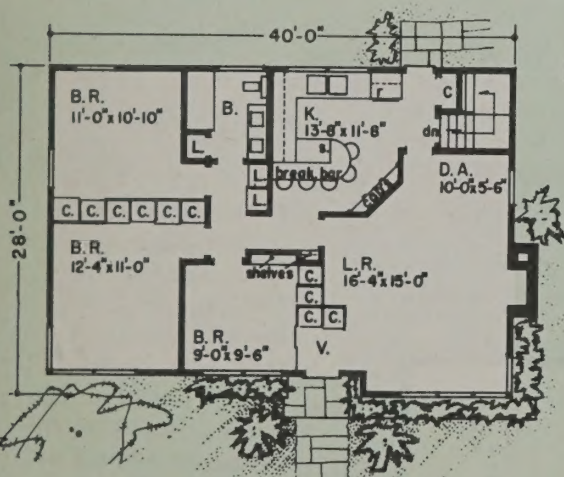
4. How might it have been changed to be more useful to you? _____

5. What do you like best about the plan you have selected? _____

If Any of Your Friends Are Now Planning a Home, Please Show Them This Book



BREAKFAST BAR at one end of U-shaped kitchen makes that second call for breakfast so unnecessary.



For Today's Need — Tomorrow's Dream

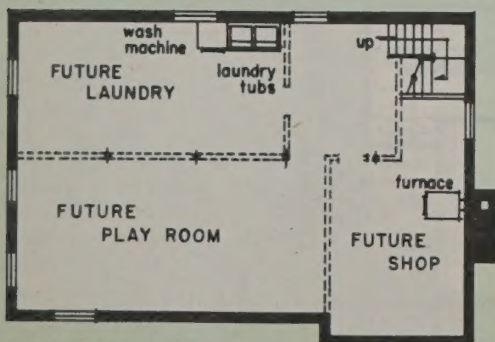
WHERE SPRING comes early and stays. Tulips, daffodils, petunias will dance and flutter in garden boxes along entire front of house. Perfect balance and symmetry achieved by long low overhang and varied window treatment. Perfect balance again evident in shape of living room with its fireplace and exciting corner window. Kiddies will love their oatmeal eating at this breakfast bar. Note unusual arrangement of kitchen cabinets. Full basement a challenge to embryo carpenters and make-it-yourself enthusiasts.

FOUNDATION: Steel girder, lally columns, full cellar. **STRUCTURE:** wood joists, platform frame, subfloor, rafters, studs. **EXTERIOR FINISH:** Brick plant boxes, asphalt roof shingles, wood shingles, vertical boards. **INTERIOR FINISH:** Sheetrock or plaster walls, Formica counter top and breakfast bar, tile bath, oak floors.

PLAN No. L-9274

Overall Dimensions: 40'0" x 28'0"; 1,077 sq. ft.

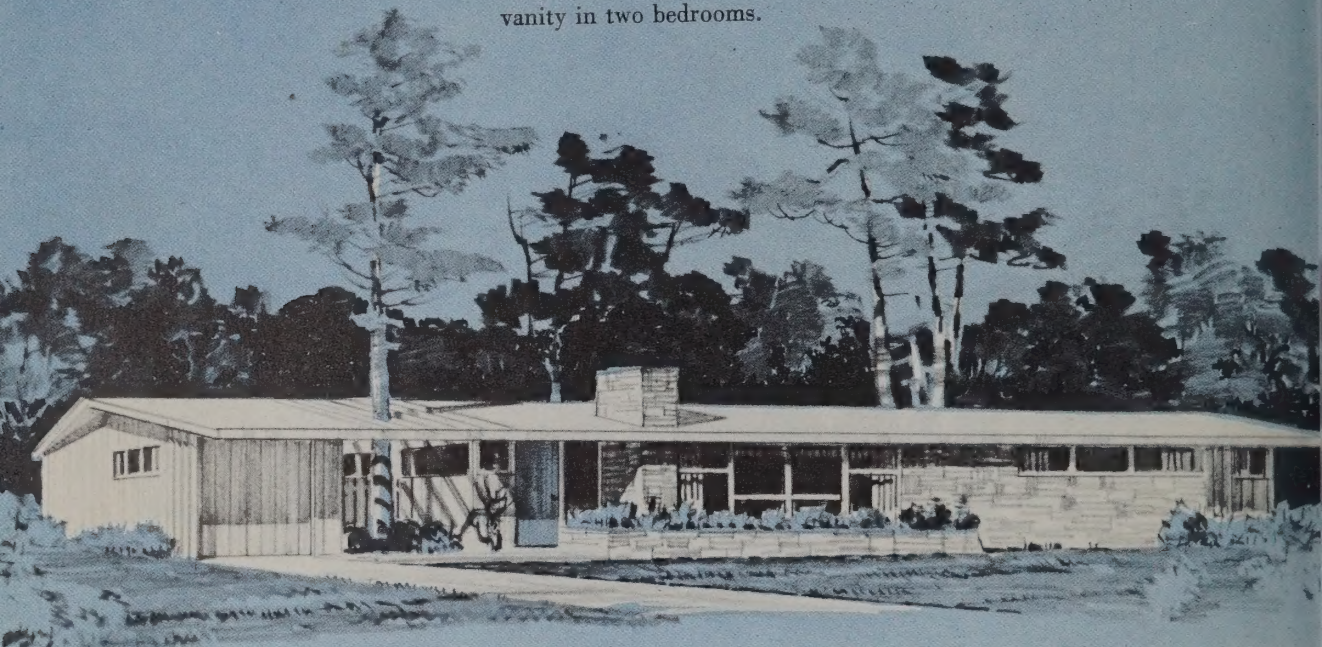
Cellar—7,854 cu. ft.; House—13,152 cu. ft.



BASEMENT PLAN

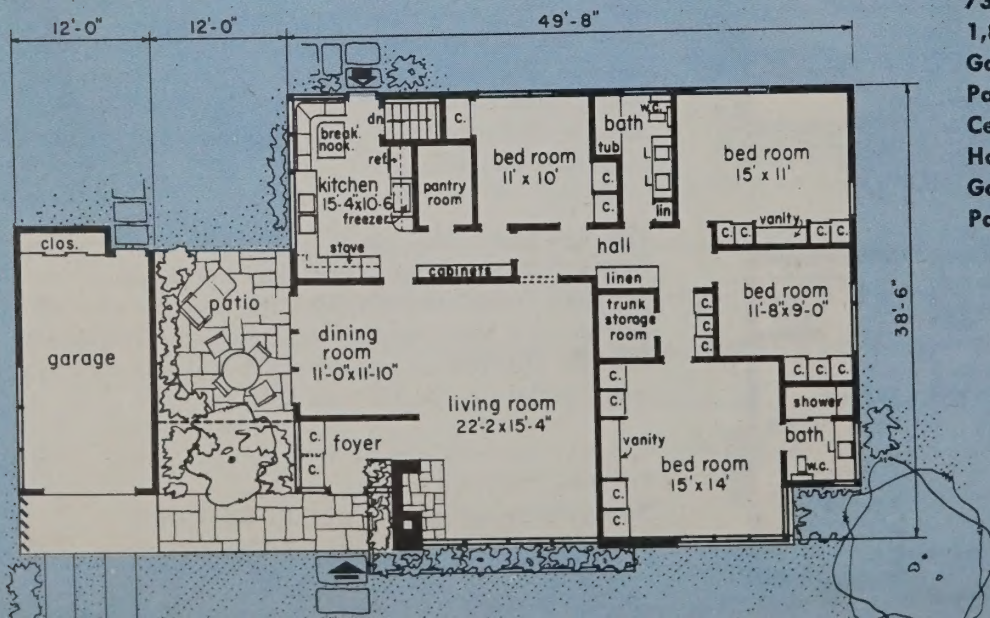
THE "COVER GIRL" HOUSE

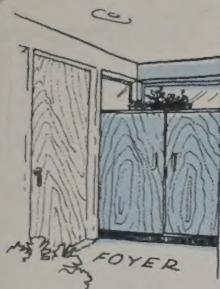
"LE DERNIER CRI"—the last word, to quote the French. General impression of one grand sweep of exterior seems to set up a happy partnership between life within and the out-of-doors. The open living room and dining room keyed to enjoyment of all seasons with large fireplace and outdoor patio. Breakfast nook basks in the sunshine of completely windowed corner. Huge pantry off kitchen. Huge storage room off hall. Specialties: two lavatories in bath to be shared; built-in vanity in two bedrooms.



FOUNDATION: Steel girder, poured concrete, lally columns, full cellar.
STRUCTURE: Wood or rigid insulation sheathing, platform frame, roofers, wood joists, subfloor, studs, rafters. **EXTERIOR FINISH:** Stone chimney, Stone plant boxes, vertical boards, stone veneer. **INTERIOR FINISH:** Stone fireplace, sheetrock or plaster walls, tile baths, oak floors.

PLAN No. L-9336
Overall Dimensions:
73'8"x38'6"
1,853 sq. ft.
Garage—268 sq. ft.
Patio—180 sq. ft.
Cellar—13,582 cu. ft.
House—18,052 cu. ft.
Garage—2,680 cu. ft.
Patio—1,800 cu. ft.



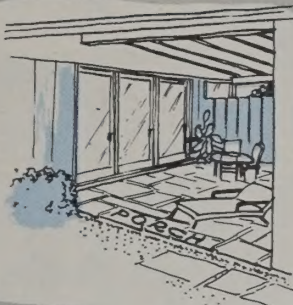


EVEN guest coat closets in foyer accentuate the open plan of this smartly modern house. They're built low, with space for evergreens, yet high enough to take coats.

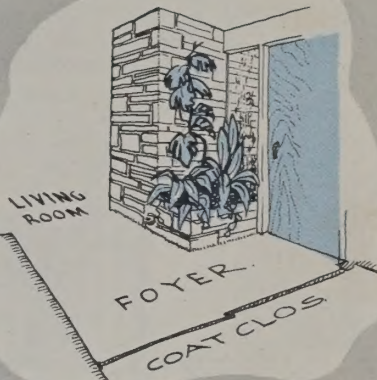


MASSIVE stone fireplace next to picture window is a distinctive feature in this great living room. It inspires unusual, comfortable, convenient furniture placement.

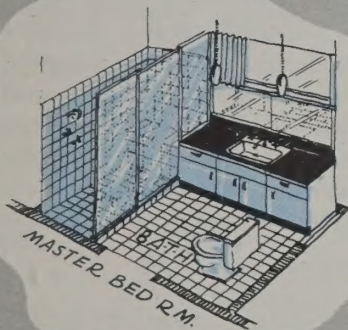
BREEZEWAY porch off dining room provides a sheltered retreat for relaxation and dining al fresco. Glass doors to dining room are shown at the left.



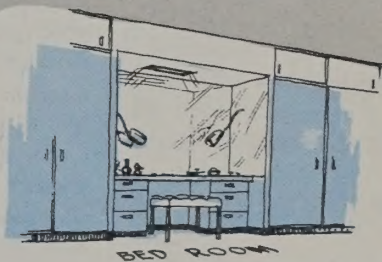
TROPICAL garden in foyer corner tells visitors this is a house wedded with the garden. Note the massive chimney base that surrounds fireplace.



Notable Features of Front Cover Home

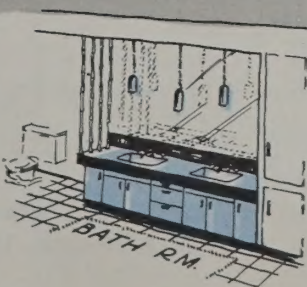


THERE'S elbow room in the enormous shower stall that extends the full depth of the private bath off master bedroom. Space for songs with gestures!

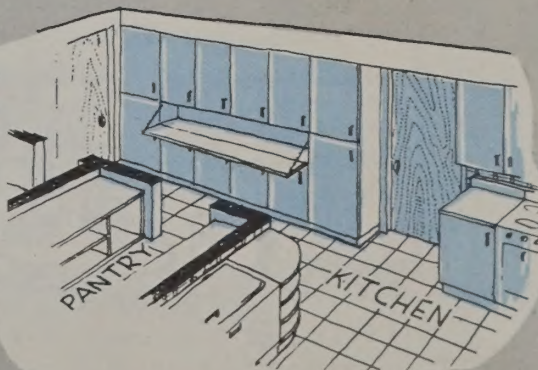


TO KEEP you beautiful, Madame, this built-in vanity in master bedroom provides space for perfect lighting for that meticulous makeup. It's like Broadway's best.

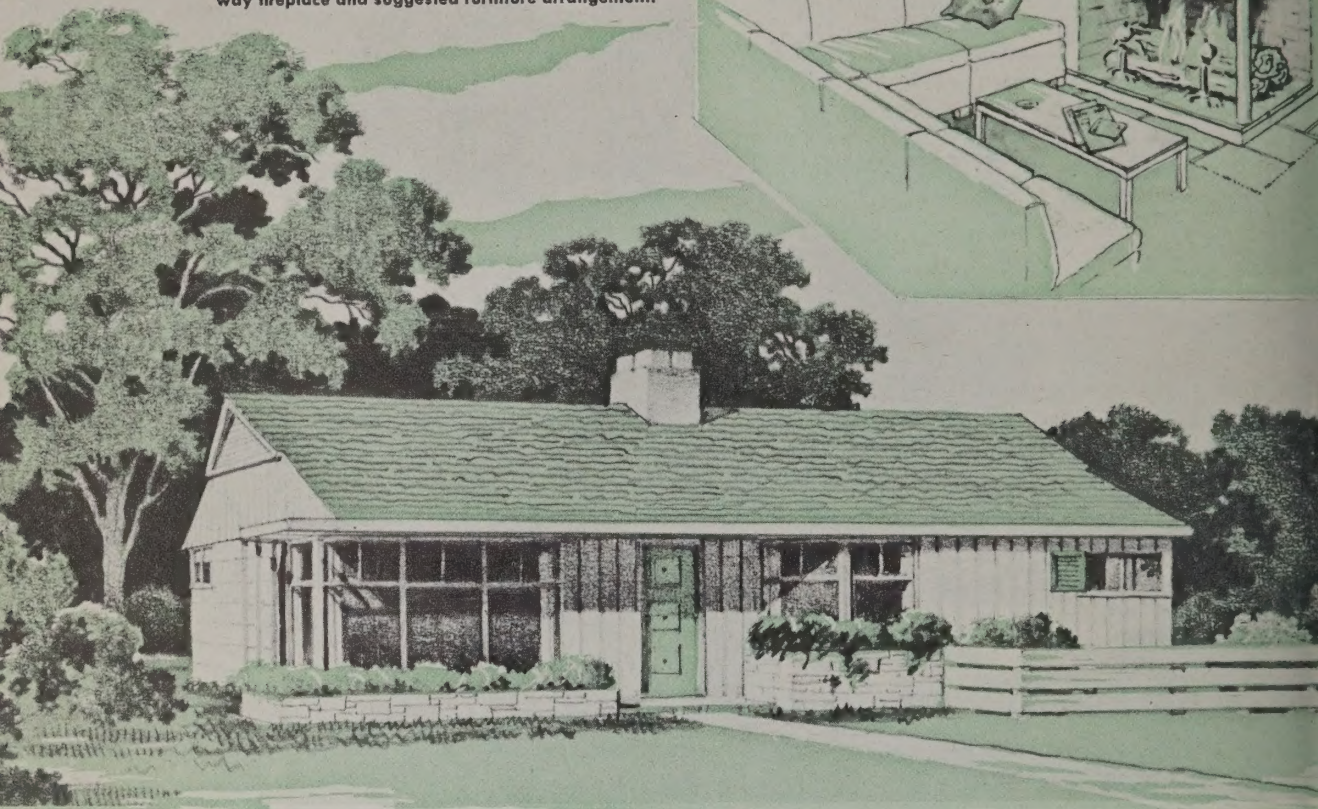
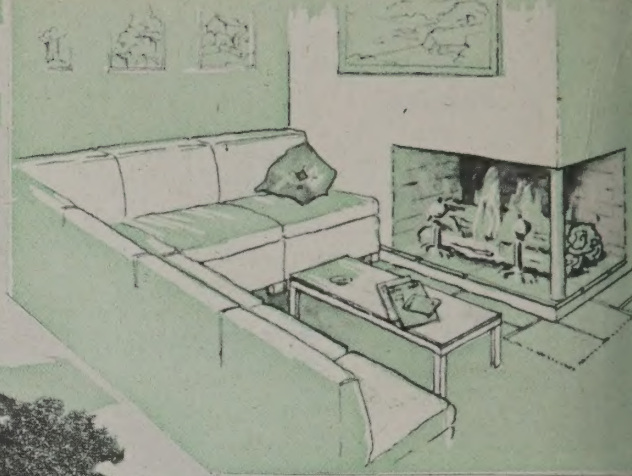
DOUBLE vanity lavatories with towel storage cabinets in main bath off hall make it possible for a man to shave without being nudged by sticky-fingered junior.



ABUNDANCE of cabinets, with drop leaf counter for temporary sorting, directly opposite pantry, make this kitchen eligible for wholesale food buying, saving.

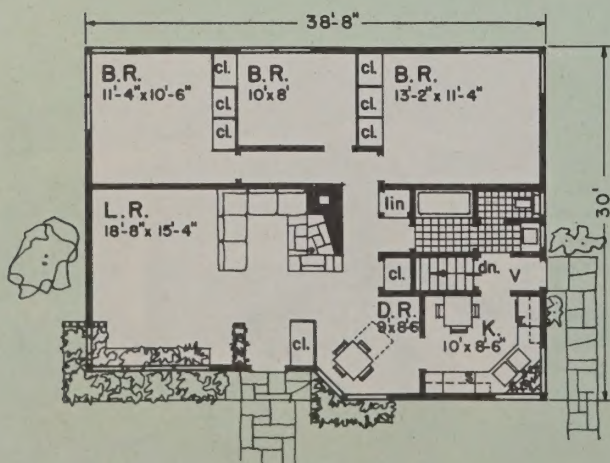


THIS CORNER spells Home with a capital H. Two-way fireplace and suggested furniture arrangement.



**Where Smallness
Is a Virtue—
A Thing of Beauty
Is a Joy Forever**

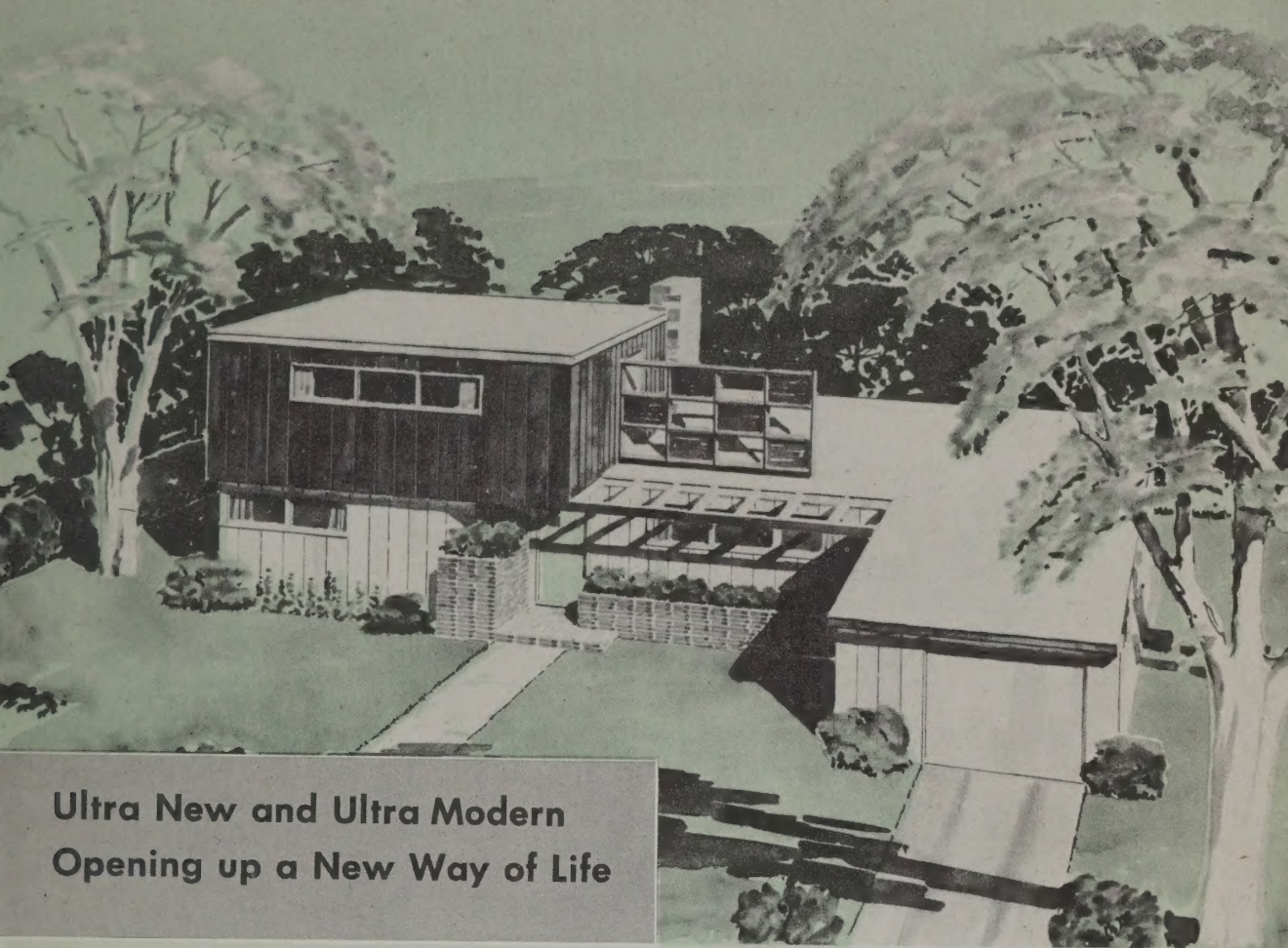
BIG ENOUGH to hold all of life's treasures—small enough to fit your purse. Clean, straight lines without monotony describes exterior. Living room one of two moods: intimate, friendly mood of fireplace corner, light-hearted mood of perpetual spring created by the corner window wall and indoor-outdoor garden. Interesting angle to double window in dining room has exterior built-up window box suggesting a morning greeting from bright geraniums. Bathroom has separate wash bowl and toilet compartments. Three bedrooms off rear hall.



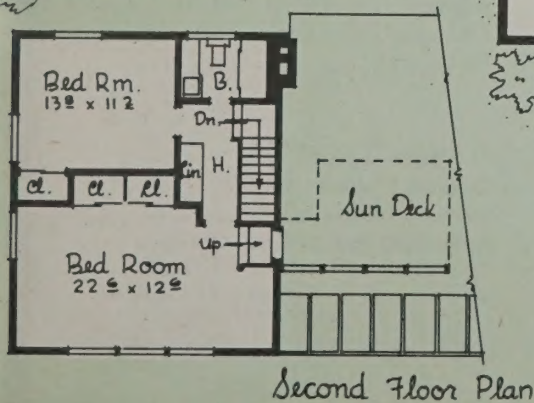
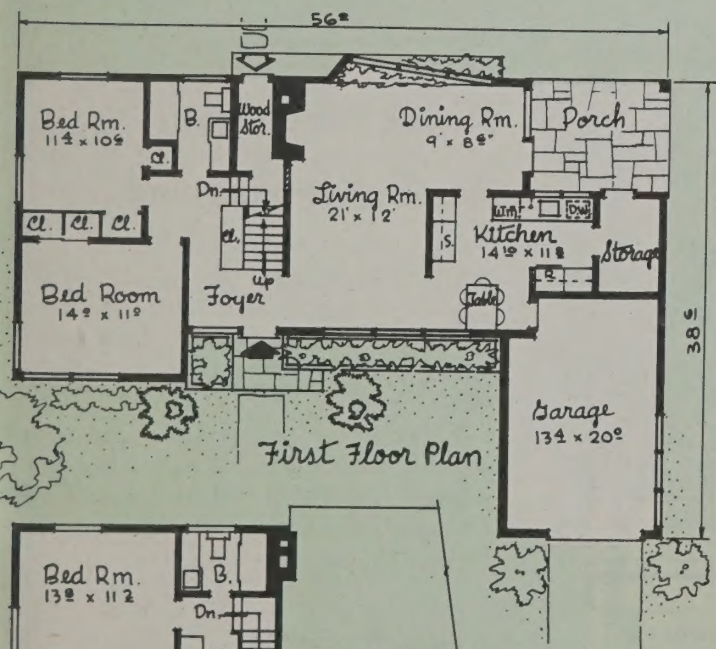
FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame, wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Vertical boards, wood shingles, asphalt roof shingles, stone plant boxes. **INTERIOR FINISH:** Oak floors, tile floors in bath, Formica counter tops, wallboard or plaster walls, flush doors, brick fireplace.

PLAN No. L-9222

Overall Dimensions: 38'8" x 30'0"; 1,118 sq. ft.
Cellar—8,195 cu. ft.; House—14,375 cu. ft.



Ultra New and Ultra Modern Opening up a New Way of Life

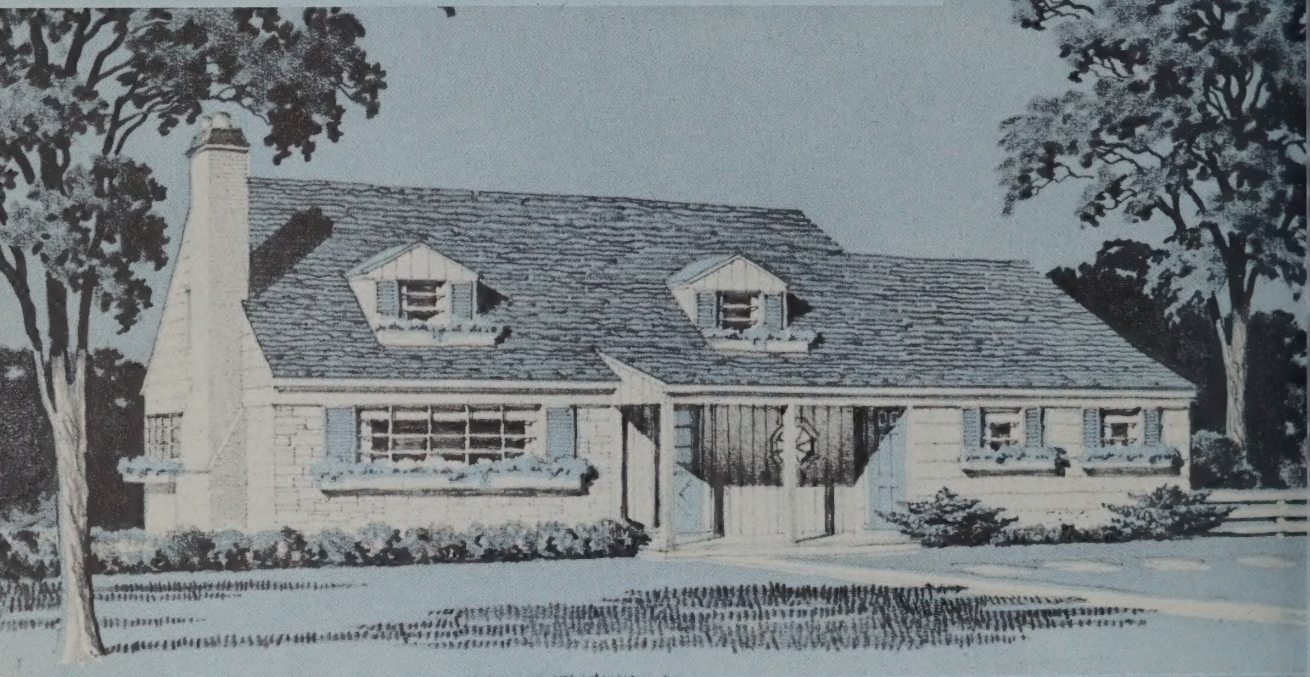


SMARTLY DESIGNED in contemporary manner. A one- and two-story combination. Accented by trellised overhang, built-up masonry flower boxes. Second story "pent house" provides two extra bedrooms and bath, opens on large sun deck cleverly screened from street. Unusually large living room extends through house, merges with dining room on garden side. Indoor-outdoor planting distinguishes great picture window placed at an angle. Window wall of dining room opens on secluded dining porch. Big storage room adjoins kitchen and porch. Kitchen entered from garage. Cross ventilation for every bedroom. Nine large closets. Wood storage off of rear hall.

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Vertical boards, marble roof chips, brick plant boxes. **INTERIOR FINISH:** Oak floors, tile bath, counter tops, plaster or drywall walls.

PLAN No. L-9333; Overall Dimensions: 56'0" x 38'6"
 1,366 sq. ft. 1st flr.; 641 sq. ft. 2nd flr.
 Garage—277 sq. ft.; Cellar—10,012 cu. ft.;
 House—17,531 cu. ft.; Garage—2,770 cu. ft.

TONE OF MORE leisurely era created by graceful curved staircase leading up from large entrance foyer to second floor bedrooms and bath with tub and stall shower. Luxurious details heighten pleasant side of life. Large terrace with pool accessible from dining room, breakfast nook and kitchen. Powder room with shower easily reached from center hall and garage. Den has private covered porch with garden.



Classic Simplicity, Superlative Planning

FOUNDATION: Steel girder, full cellar, poured concrete. **STRUCTURE:** Platform frame; roofers, wood joists, subfloor, studs, rafters, wood double hung sash, bullseye sash in bath. **EXTERIOR FINISH:** Stone and brick veneer, vertical boards and wood shingles, asphalt roof shingles, flagstone porches. **INTERIOR FINISH:** Oak floors, tile walls and floor in bath, plaster walls, Formica counter tops, flush doors.

PLAN No. L-9061

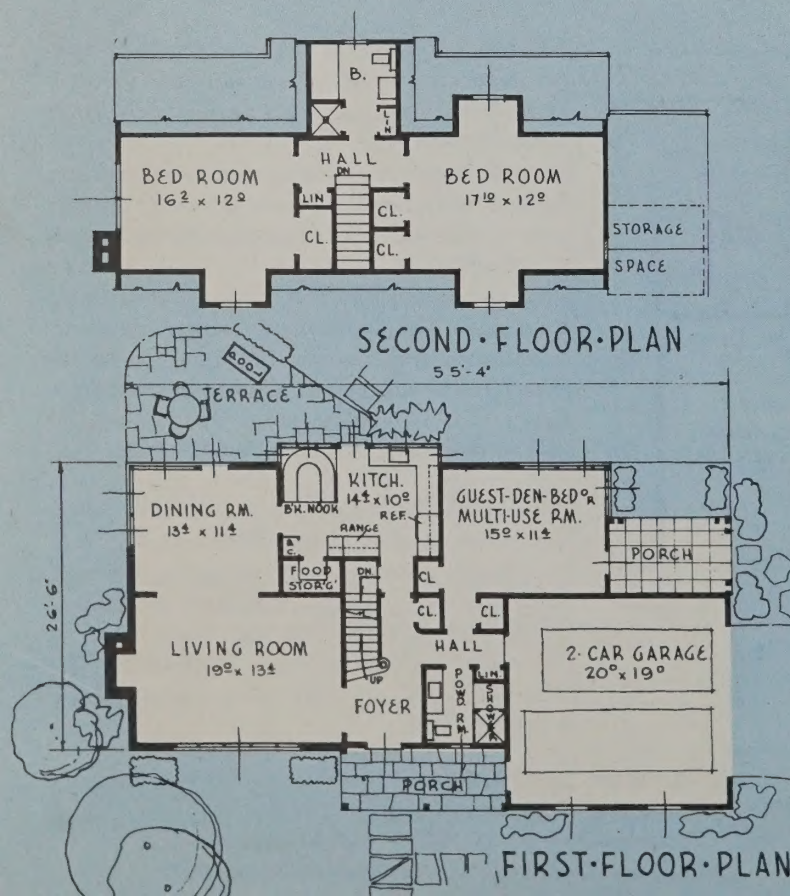
Overall Dimensions: 55'4" x 33'7"

1st Floor—1,083 sq. ft.; 2nd Floor—766 sq. ft.

Garage—407 sq. ft.; Porches—165 sq. ft.

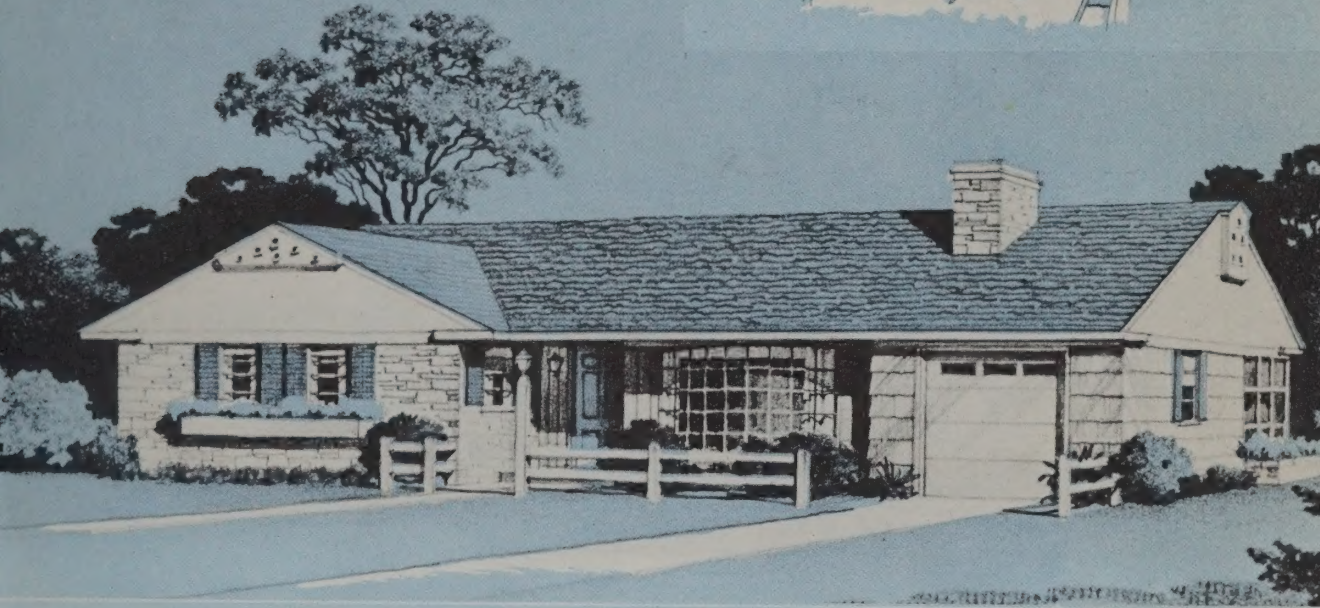
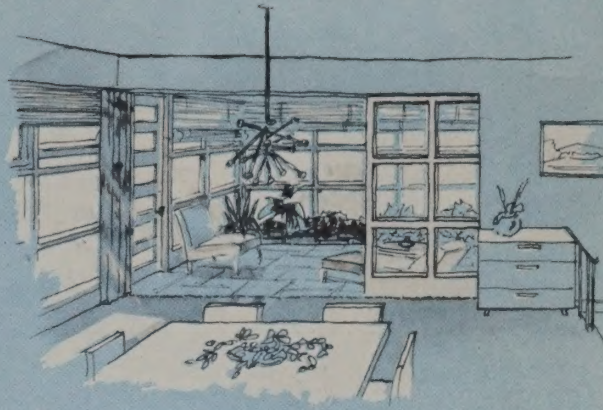
Cellar—7,938 cu. ft.; House—17,134 cu. ft.

Garage—4,884 cu. ft.; Porches—1,320 cu. ft.



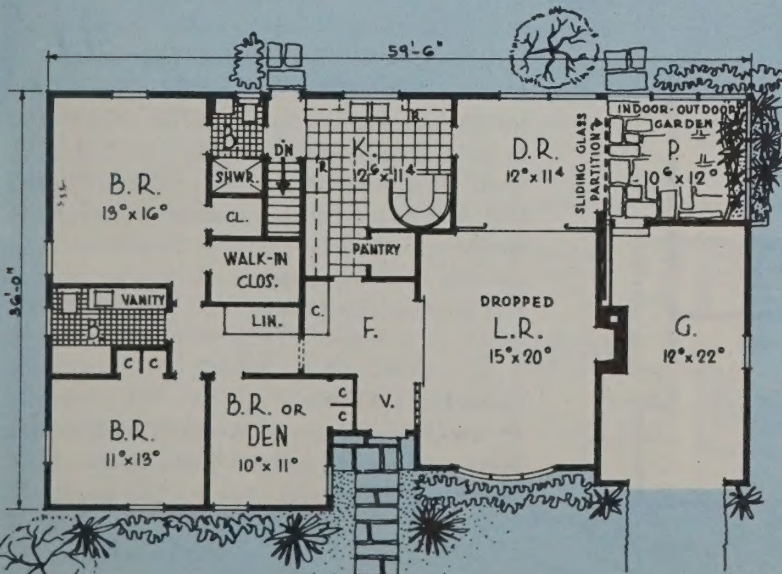
SLIDING GLASS wall to porch
shuts out weather when its un-
pleasant; lets it in when it smiles.

Rustic Charm: Urban Ideas



SUBSTANTIALNESS and warmth of the country pervades the exterior of this house. Indoors, all the suavity of a city apartment in the dropped-floor living room. Large floor-to-ceiling bay with small panes and the fireplace seem early American. Dining room, one step up, with a honey of a glassed-in sun porch and its indoor-outdoor garden and sliding glass partition—ultra modern. Equally smart; dining alcove, large pantry, walk-in closet, two baths, one with built-in vanity.

FOUNDATION: Steel girder, poured concrete, full cellar. **STRUCTURE:** Sub-floor, rafters, wood joists, studs, platform frame. **EXTERIOR FINISH:** Stone veneer, vertical boards, wood shingles, asphalt roof shingles, glassed-in porch with flagstone floor. **INTERIOR FINISH:** Glazed sliding door to porch, oak floors, plaster or sheet rock walls, tile baths, Formica counter tops.



PLAN No. L-9285

Overall Dimensions: 59'6" x 36'0"

1,624 sq. ft.; Garage—264 sq. ft.

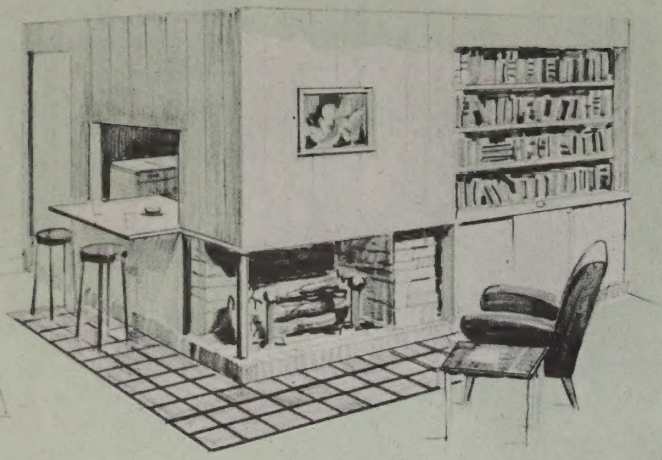
Porch—135 sq. ft.

Cellar—11,915 cu. ft.

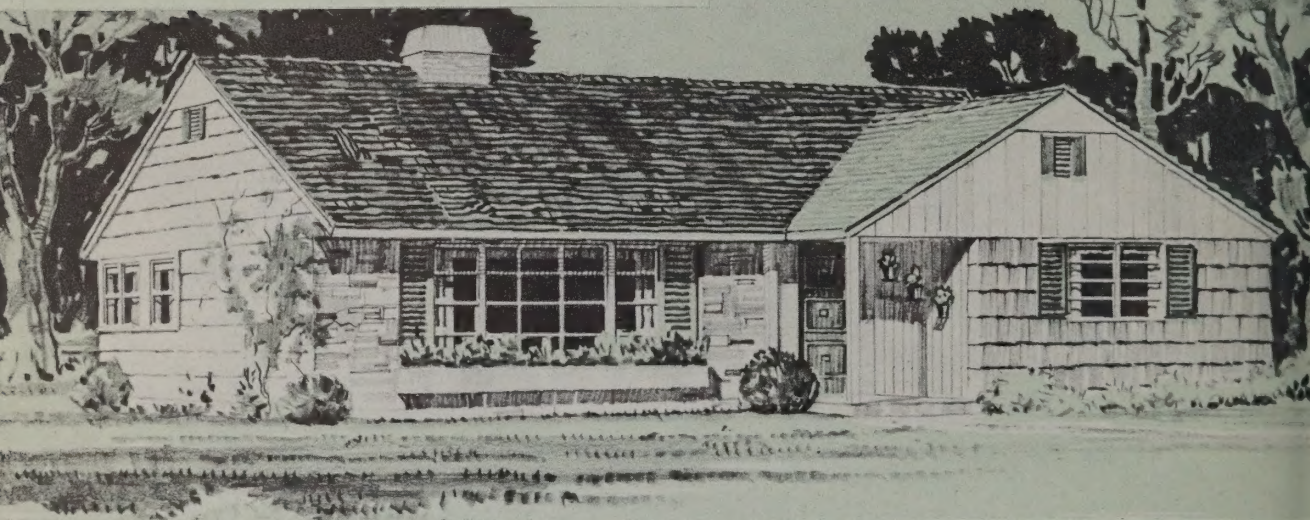
House—20,270 cu. ft.

Garage—3,696 cu. ft.

Porch—1,755 cu. ft.

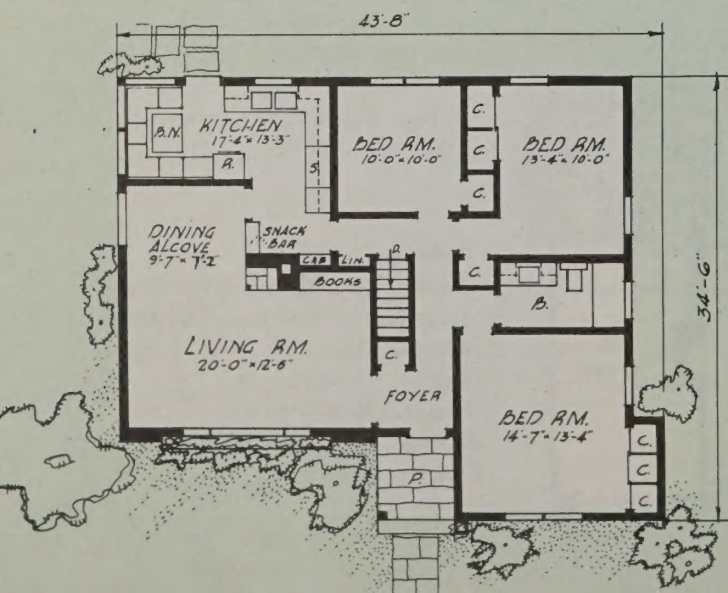


ULTRA SMART and extra comfortable corner fireplace with bookshelves in living room.



TRUE TO ITS NAME this living room is a place to be lived in. Two-way fireplace, flanked by book shelves and snack bar, juts out into the room and lacks only bedroom slippers for complete comfort. Wall opposite perfect for television. Exceptionally large kitchen and breakfast nook full of windows—That means light and sun. Three bedrooms and bath off center hall. Exterior glamour: long window and cheerful window box on living room wall.

A Miniature Castle, A House, but a Home Where Man's a King



FOUNDATION: Steel girder, full cellar, lally columns. STRUCTURE: Wood double hung sash, wood joists, platform frame. EXTERIOR FINISH: Stone veneer, vertical boards, wood shingles, wood plant box and shutters. INTERIOR FINISH: Oak floors, Formica counter tops, tile bath, plaster or sheetrock walls, wood book shelves and cabinets in living room, stone corner fireplace with pine panelling above.

PLAN No. L-9174

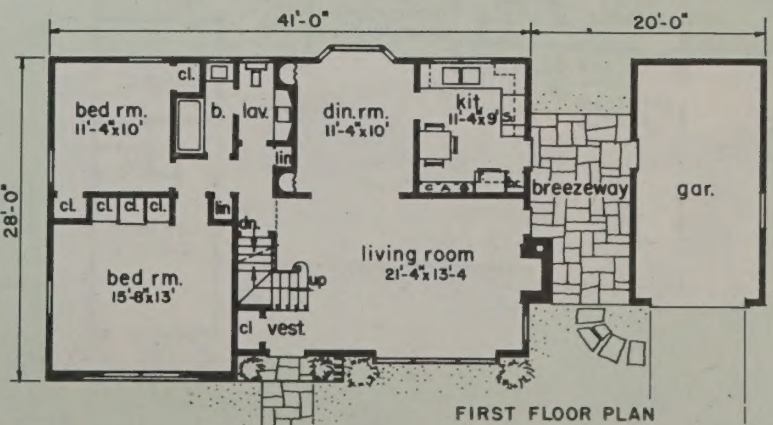
Overall Dimensions: 43'8"x34'6"; 1,290 sq. ft.
Porch—36 sq. ft.; Cellar—9,456 cu. ft.
House—16,826 cu. ft.; Porch—351 cu. ft.

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder.
STRUCTURE: Platform frame, wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing.
EXTERIOR FINISH: Brick veneer, wood shingles, asphalt roof shingles.
INTERIOR FINISH: Oak floors, tile bath, Formica counter tops, plaster or dry walls, fireplace.

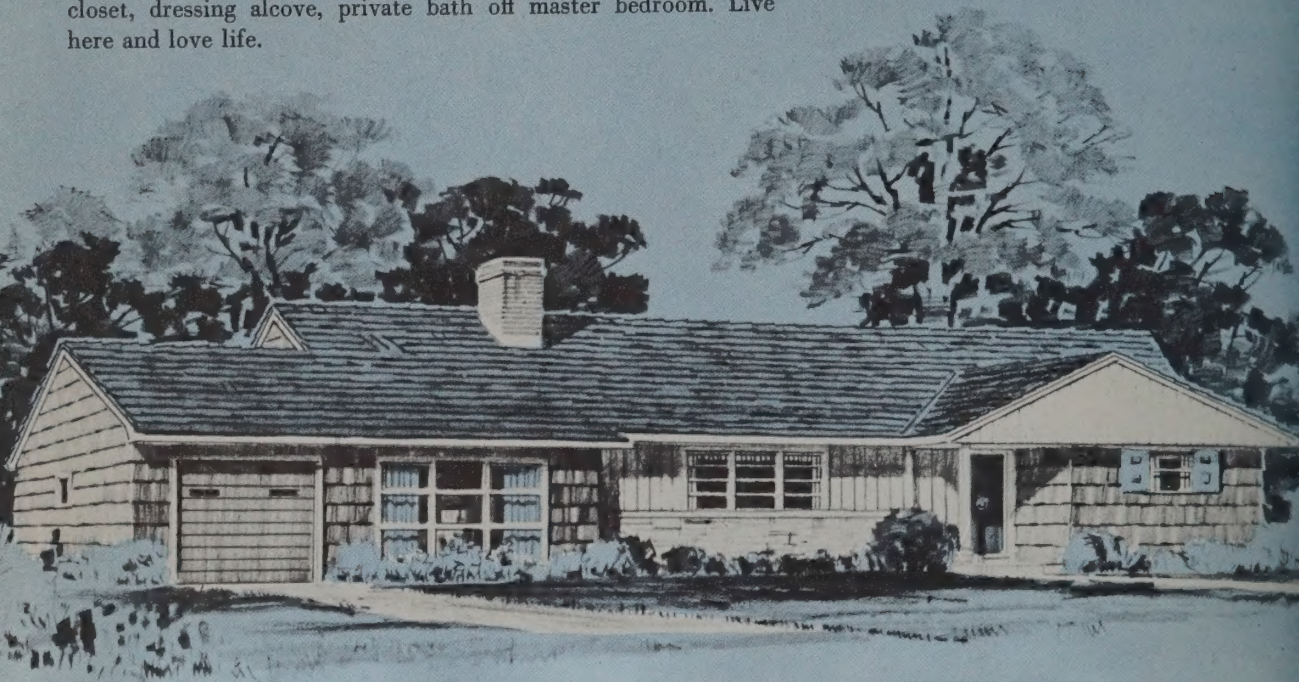
FOUNDATION: Poured concrete, full cellar, lally columns, steel girder.
STRUCTURE: Platform frame, wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing.
EXTERIOR FINISH: Brick veneer, wood shingles, asphalt roof shingles.
INTERIOR FINISH: Oak floors, tile bath, Formica counter tops, plaster or dry walls, fireplace.

Overall Dimensions: 61'0"x28'0"
1103 sq. ft. 1st fl.; 647 sq. ft. 2nd fl.
Garage—241 sq. ft.
Breezeway—136 sq. ft.
Cellar—8,085 cu. ft.
House—16,752 cu. ft.
Garage—3,133 cu. ft.
Breezeway—1,632 cu. ft.

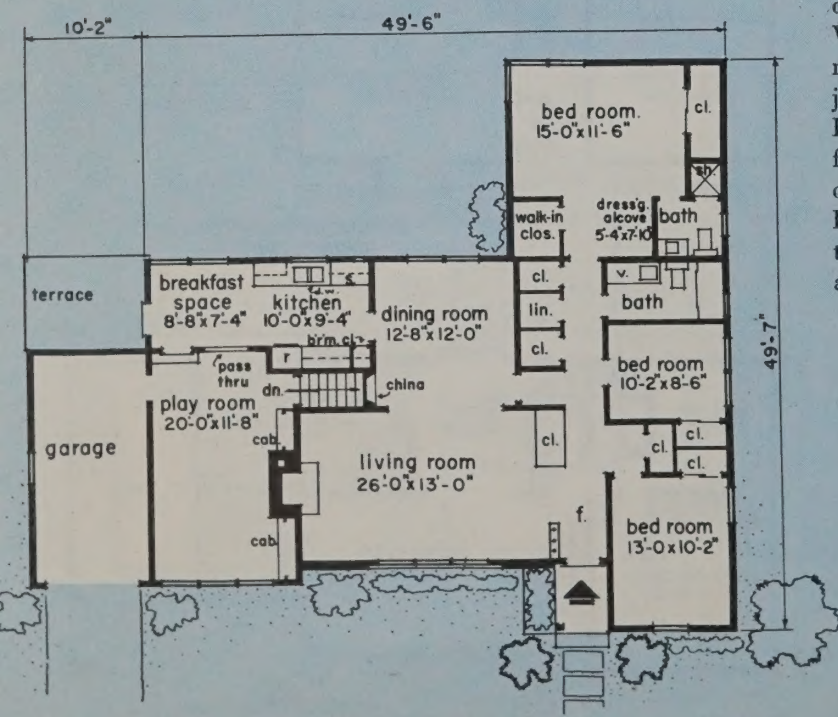
Overall Dimensions: 61'0"x28'0"
1103 sq. ft. 1st fl.; 647 sq. ft. 2nd fl.
Garage—241 sq. ft.
Breezeway—136 sq. ft.
Cellar—8,085 cu. ft.
House—16,752 cu. ft.
Garage—3,133 cu. ft.
Breezeway—1,632 cu. ft.



MOST LIVABLE? But, of course! Has a sweet disposition. Leads a well-organized life. All daytime living quarters in one wing, bedrooms in another: The two separated by hall. Special emphasis given real play room—lighted by window wall—has doors to garage and breakfast room—great cabinets along one wall—pass through to kitchen—stairway to cellar. Other high lights: walk-in closet, dressing alcove, private bath off master bedroom. Live here and love life.



"Most Livable Home of the Year" Says Home of Tomorrow Magazine



FOUNDATION: Poured concrete, full cellar, lally columns. **STRUCTURE:** Wood or rigid insulation sheathing, roofers, subfloor, rafters, studs, wood joists, platform frame. **EXTERIOR FINISH:** Asphalt roof shingles, wood frame panorama sash in playroom, overhead type doors. **INTERIOR FINISH:** Flush doors, drywall or plaster walls, tile bath, oak floor, and asphalt tile in play room.

PLAN No. L-9335

Overall Dimensions: 59'8" x 49'7"
1,723 sq. ft.; Garage—213 sq. ft.
Cellar—12,629 cu. ft.
House—21,084 cu. ft.
Garage—2,447 cu. ft.

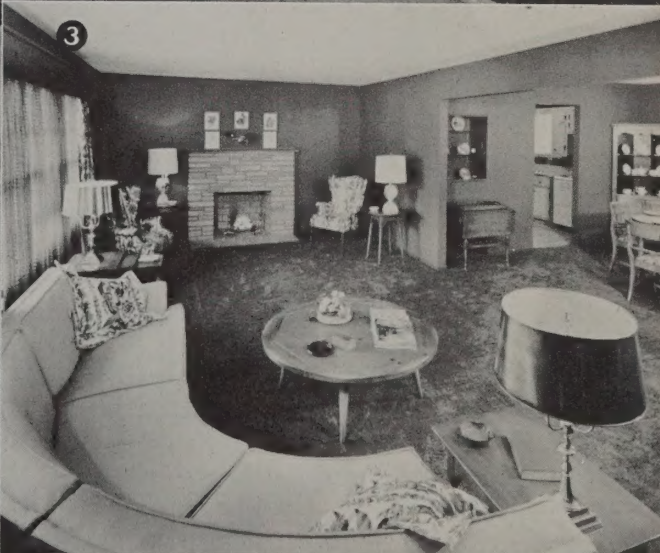
1. PHOTO showing playroom with its pass through, in house built from this "Most Livable" plan—No. L-9335.

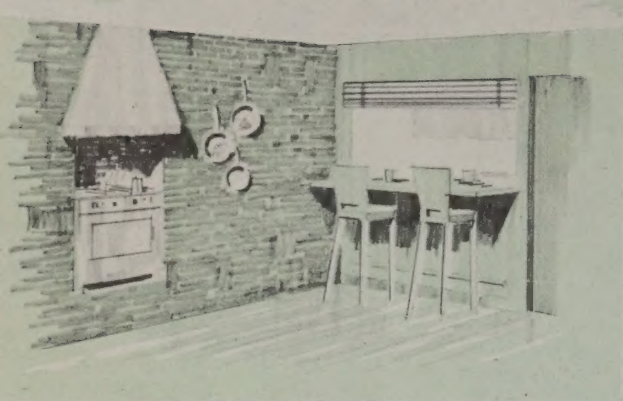
2. HOW well-equipped kitchen shapes up in actual photograph, showing view through breakfast space toward dining room door.

3. SPACIOUS living room as it appears from entrance foyer, showing dining room and glimpse of kitchen beyond.

4. HOW ONE family finished the exterior of their home built from this plan.

5. SMART and modern dining room as seen from living room, showing kitchen door at left.





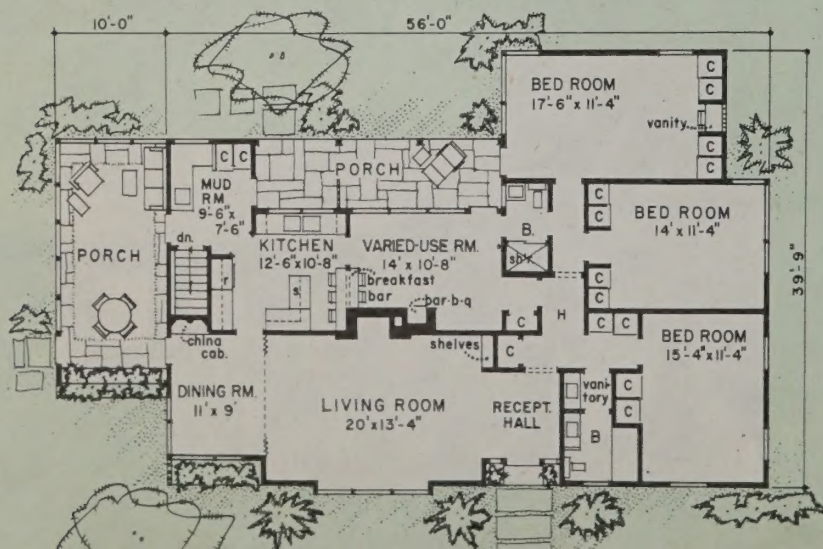
INDOOR BARBECUE — Makes charcoal steaks a daily delight.

Something Special, Something New



THE SURE WAY to a man's heart—the indoor barbecue. Set in an Old World type wall that adjoins an ultra-smart breakfast bar (see inset) in varied-use room. This room, the "Something New." With long, covered porch and adjoining kitchen, it forms a jolly place for the family clan. Handsome glassed-in porch is reached from dining room. Mud room convenient to both porches and kitchen. Specials: window wall in varied-use room; impressive front reception hall.

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Brick veneer, wood shingles, asphalt roof shingles, stone plant box. **INTERIOR FINISH:** Oak floor, tile bath, Formica counter tops, Sheetrock or plaster walls, flush doors, marble, brick fireplace.



PLAN No. L-9295

Overall Dimensions:

66'0" x 39'9"

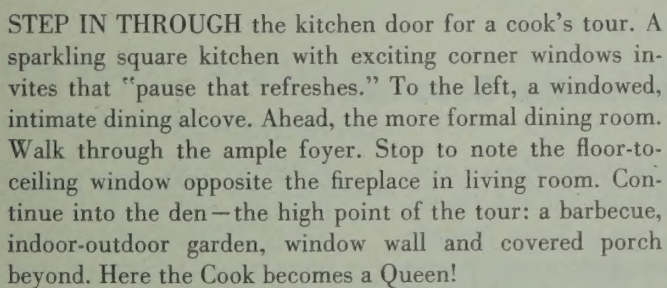
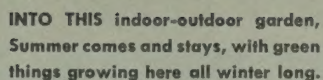
1,758 sq. ft.

Porch—220 sq. ft.

Cellar—12,886 cu. ft.

House—22,593 cu. ft.

Porch—2,480 cu. ft.



Guaranteed to Put Stars in Your Eyes

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Stone and vertical boards, asphalt roof shingles, flagstone porches. **INTERIOR FINISH:** Oak floors, tile bath, sheetrock or plaster walls, brick fireplace and barbeque.

PLAN No. L-9282

Overall Dimensions: 51'8"x39'0"

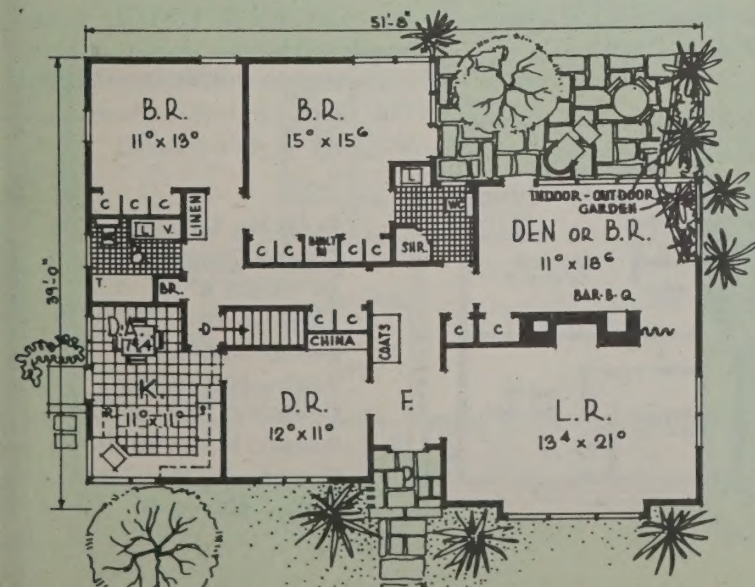
1,691 sq. ft.

Porch—257 sq. ft.

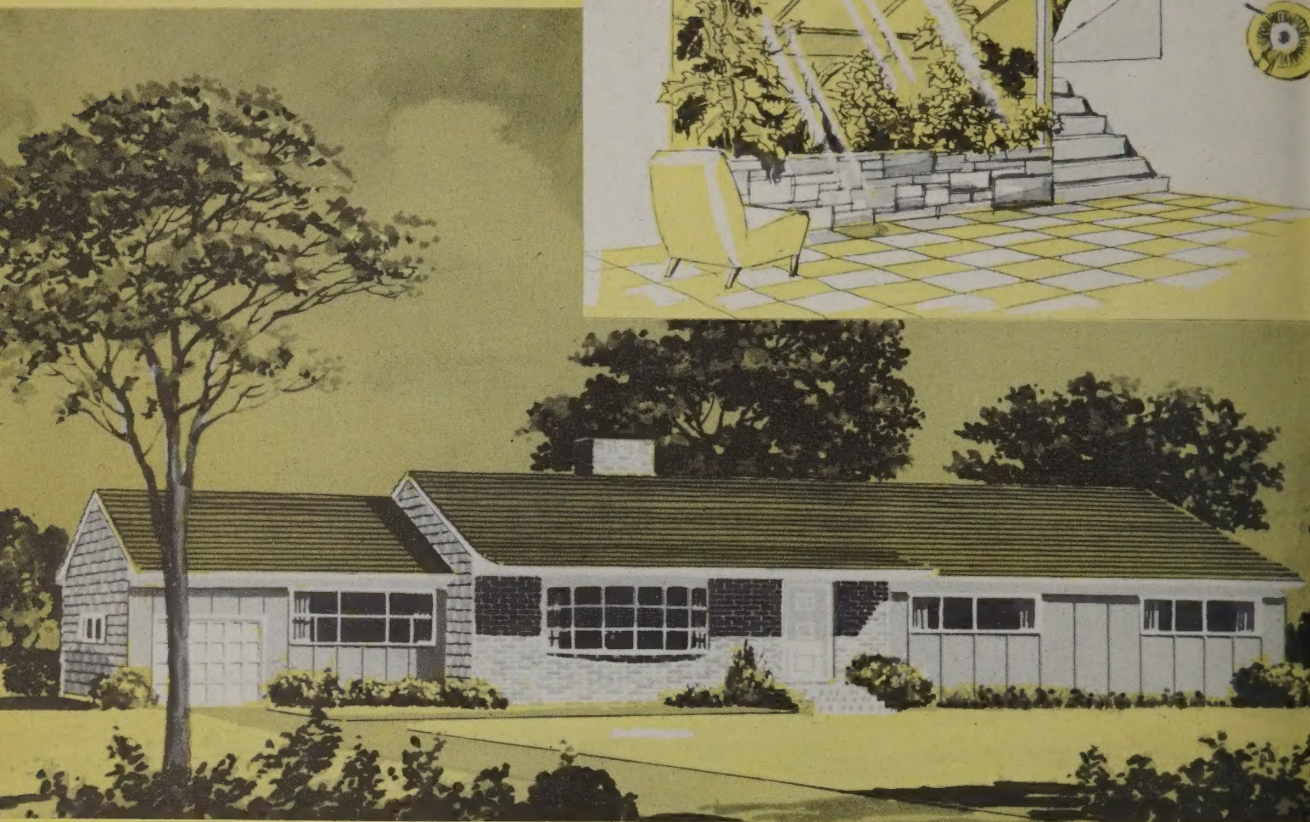
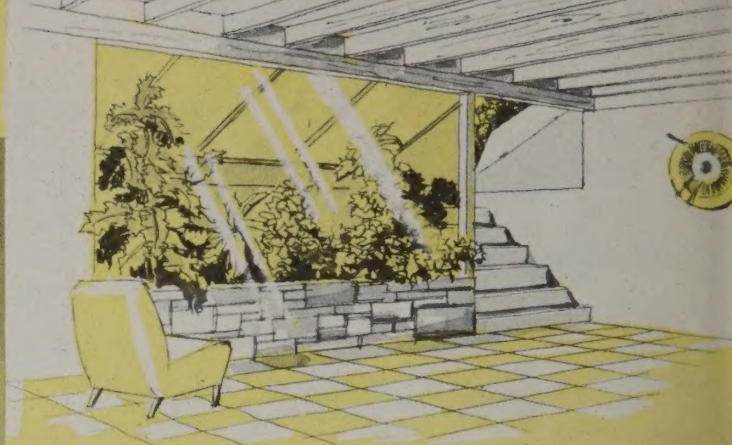
Cellar—12,394 cu. ft. •

House—22,950 cu. ft.

Porch—2,065 cu. ft.



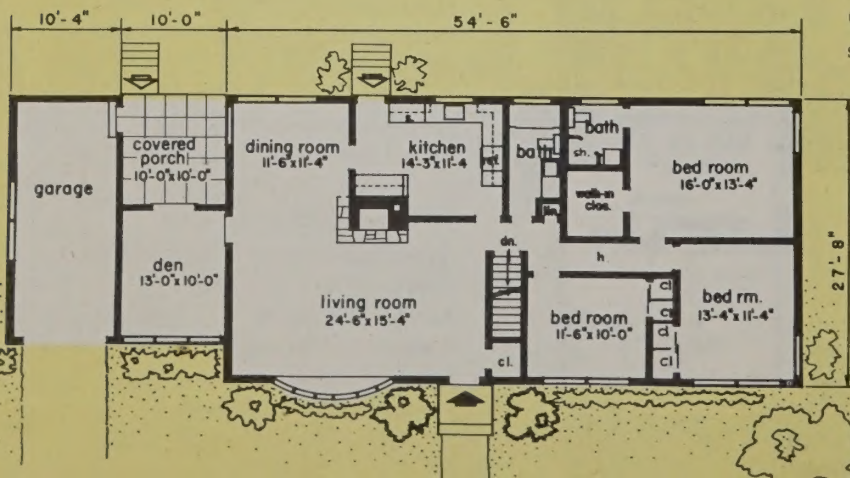
GARDEN flows into basement when greenhouse style windows cover planted terraces like this. With a few structural changes, covered access stairs to outdoors could also serve as an escape hatch for atom bomb shelter.



Sleek and Spacious; Orchids for the Basement

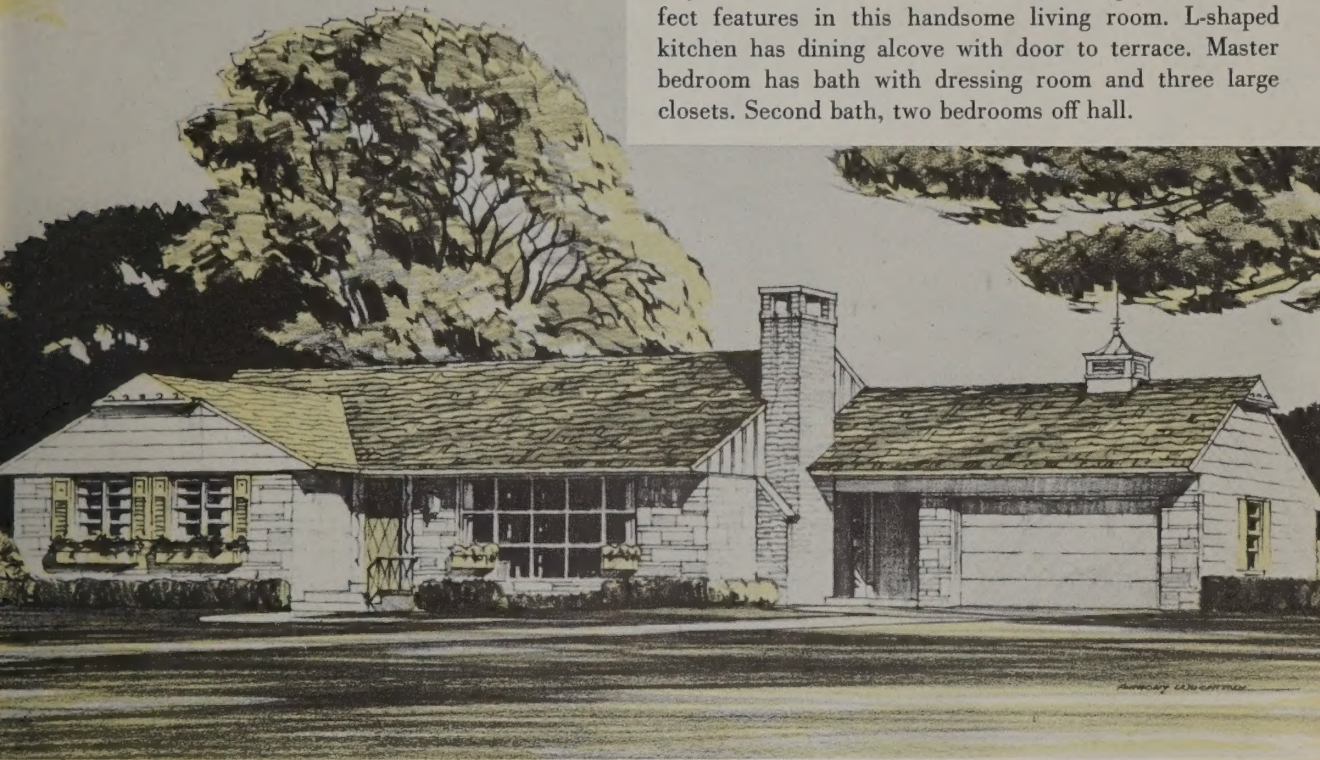
A PLAN THAT sheds light under the house. Conservatory type windows, terraced basement areaways bring sunshine and flowers into basement. No dark and musty corners. Size of house virtually doubled with dry, healthful, colorful play space, game rooms, hobby corners downstairs. Excellently planned house. Upstairs den off porch. Magnificent living room merging into dining room. Oversize kitchen. Three big bedrooms. Two baths. Walk-in closet.

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Brick, boards and battens, shingles, asphalt roof shingles. **INTERIOR FINISH:** Oak floors, tile bath, counter tops, sheetrock or plaster walls.



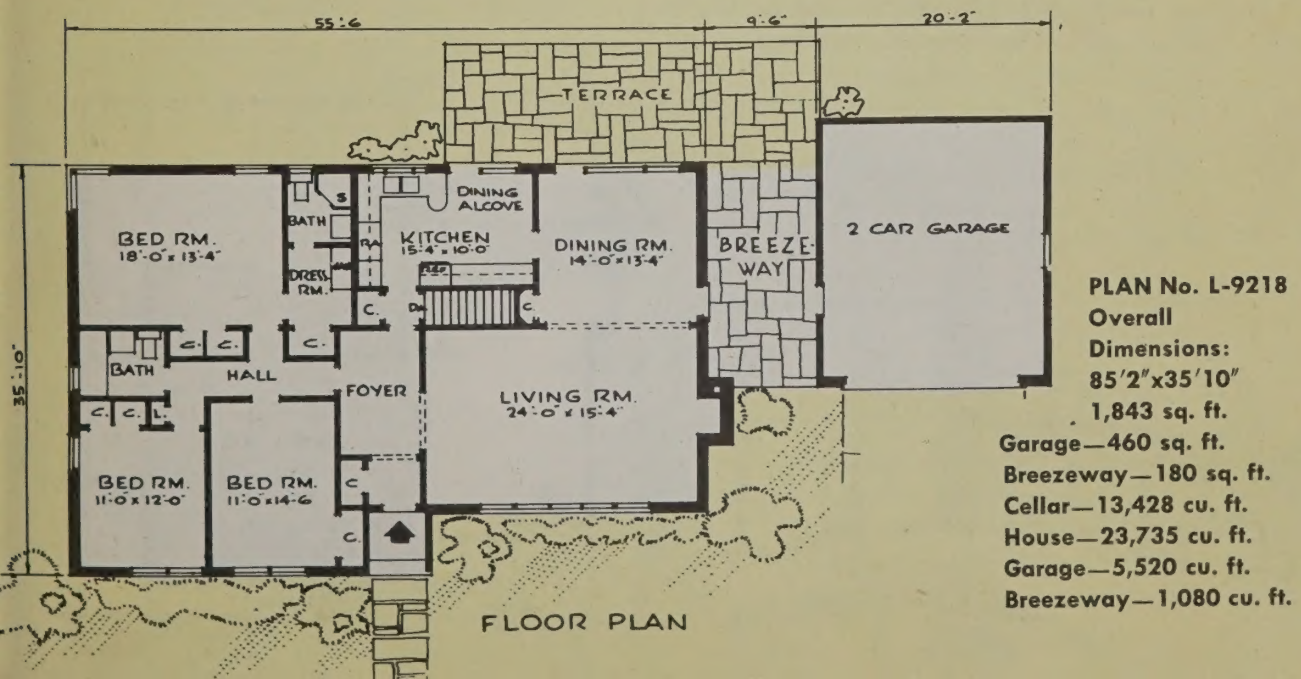
PLAN No. L-9338
Overall Dimensions:
 74'10" x 27'8"
 1,643 sq. ft.
 Garage—244 sq. ft.
 Porch—100 sq. ft.
 Cellar—12,053 cu. ft.
 House—18,419 cu. ft.
 Garage—3,175 cu. ft.
 Porch—800 cu. ft.

PLENTY of elbow room. Not one inch of waste space. No tortuous turns or angles. Center hall with great foyer means no cross traffic. Living room, dining room together are spacious. Two doors from dining room lead to breezeway and terrace. Picture window and fireplace, two perfect features in this handsome living room. L-shaped kitchen has dining alcove with door to terrace. Master bedroom has bath with dressing room and three large closets. Second bath, two bedrooms off hall.



**The Rooms Are Large,
the Plan Uncluttered,
the Upkeep Is Simple**

FOUNDATION: Poured concrete, full cellar. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor. **EXTERIOR FINISH:** Stone veneer, vertical boards, wood shingles, wood frame panorama window, weather vane cupola on garage, asphalt roof shingles. **INTERIOR FINISH:** Oak floors, tile bath, log burning fireplace, built-in china closet.





Pace-Setter House Tomorrow's News—

"IT'S A CORNER of Heaven Itself," to quote an old song. Low, rustic fireplace in dining room, where window wall looks out on covered porch with barbecue fireplace. (See sketch). Wood box between fireplaces is filled from outside. Picture window in front frames fenced dooryard garden. Super-kitchen with plan desk, home freezer, can closet, and nook.

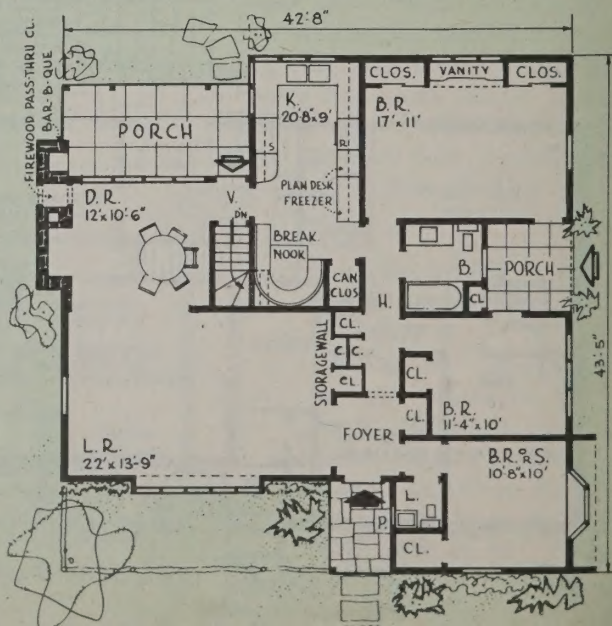
FOUNDATION: Poured concrete, full cellar, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers. **EXTERIOR FINISH:** Stone veneer, wood shingles, asphalt roof shingles, insulation sheathing, stone chimney, concrete rear porch. **INTERIOR FINISH:** Oak floors, tile bath, pine paneled fireplace wall, stone fireplace.

PLAN No. L-9173

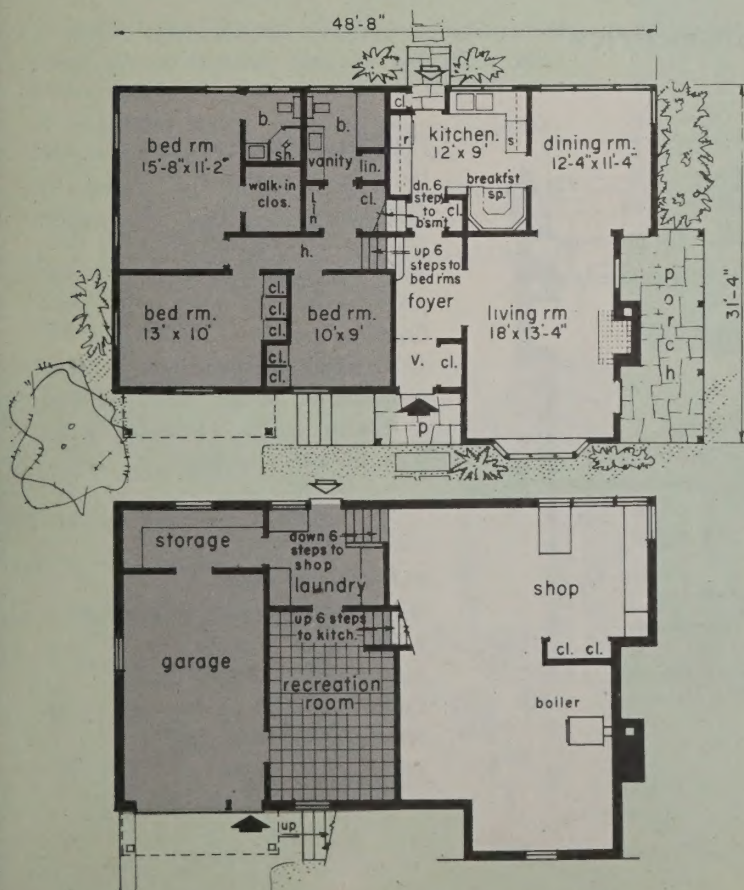
Overall Dimensions: 42'8" x 43'5"

1,451 sq. ft. Porches—218 sq. ft.

Cellar—10,636 cu. ft. House—20,520 cu. ft.



PUTTING THE BEDROOMS "where they belong" on a second floor—But with only six steps to climb! Recreation room, laundry, garage only six steps down from kitchen. Shop and hobby space (fine for miniature railway) six steps down from laundry. Center hall gives house free entrance to all rooms. Living room with fireplace and curved bay window has door to covered porch and merges with dining room. Kitchen has large breakfast nook. Note one bath with shower; another with vanity; walk-in closet off master bedroom.



Salute! Newest Trend the Split-Level House

FOUNDATION: Steel girder, lally columns, full cellar, poured concrete. **STRUCTURE:** Wood joists, studs, rafters, subfloor, platform frame, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Wood shingles, brick veneer, asphalt roof shingles. **INTERIOR FINISH:** Oak floors, tile bath, drywall or plaster, Formica counter tops.

PLAN No. L-9322

Overall Dimensions: 48'8"x31'4"
1,320 sq. ft. Porch—128 sq. ft.
Cellar—9,675 cu. ft.
House—17,595 cu. ft.
Porch—1,280 cu. ft.

A color illustration of a long, single-story building, possibly a school or community center, with a dark shingled roof. The building features a large, multi-paned window on the left side and a smaller, single-paned window on the right. The building is surrounded by tall pine trees and a grassy field. The illustration is in a style that resembles a watercolor or a soft-focus photograph.

44' - 10"

PORCH

bar-b-q

B.R. 14' x 11'

B.R. 11' x 9'-6"

CL. CL. CL. CL. CL.

H.

CL. COATS

B.R. 12'-3" x 10'

split bath

CAB'S. J.N.

F.

L.R. 13'-4" x 20'

K. 10' x 12'-4"

bar

D.R. 12'-8" x 9'-8"

work bench

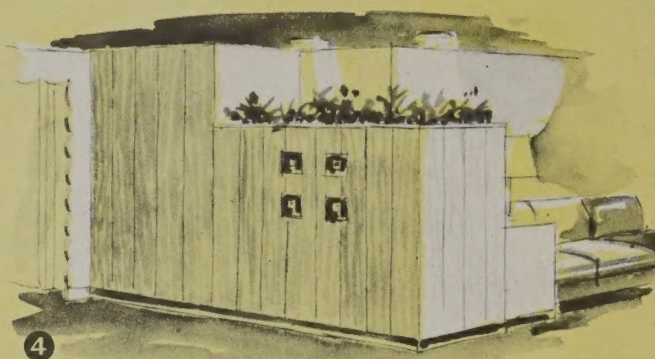
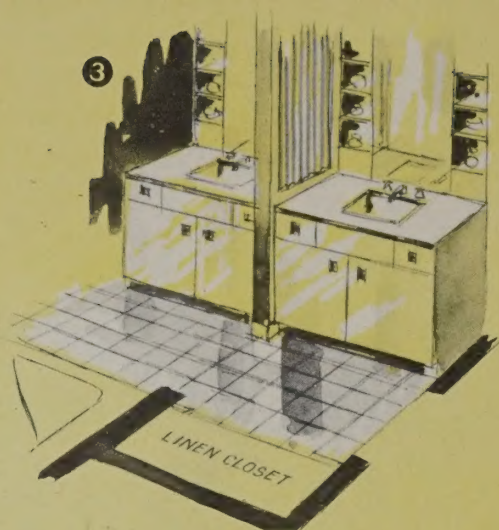
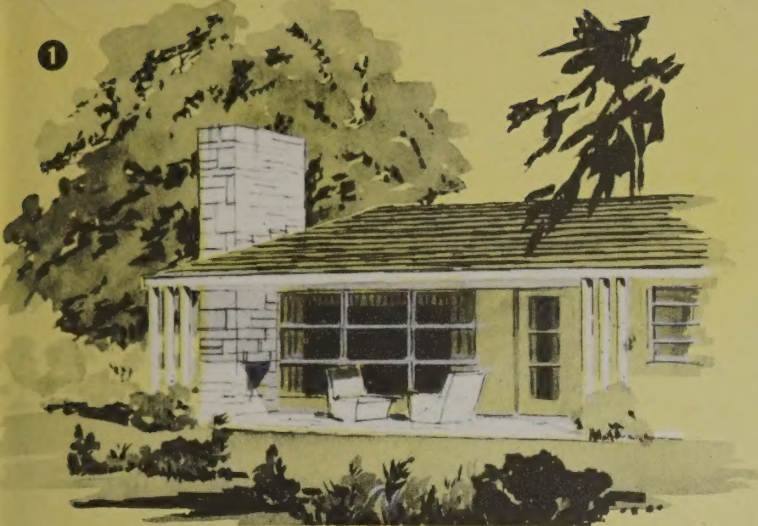
CL.

G.

play area

DN.

PLAN No. L-9234
Overall Dimensions: 44'10"x41
1,412 sq. ft. incl. garage
Rear Porch—120 sq. ft.
Cellar—10,350 cu. ft.
House—16,046 cu. ft.
Porch—960 cu. ft.

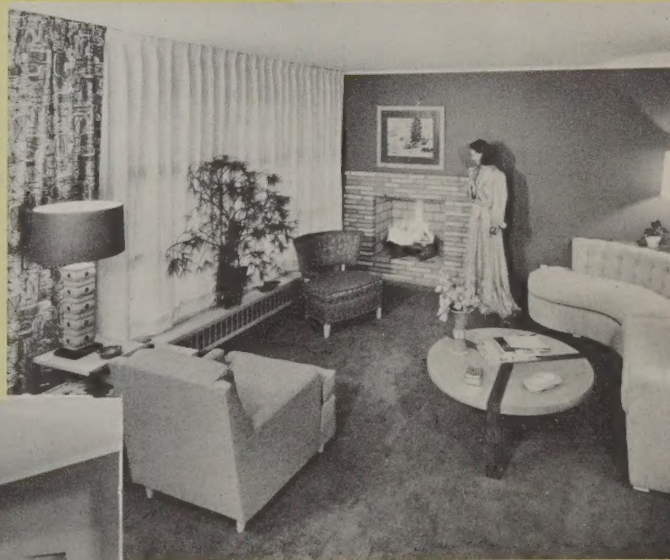


1. **WIDE OVERHANG** creates comfortable porch where summer breezes will play. Barbecue on plan is shown at left in sketch.

2. **WINDOW WALL** of living room separates indoor fireplace from porch barbecue.

3. **DETAIL OF SPLIT BATH**, showing how sliding door separates two lavatories.

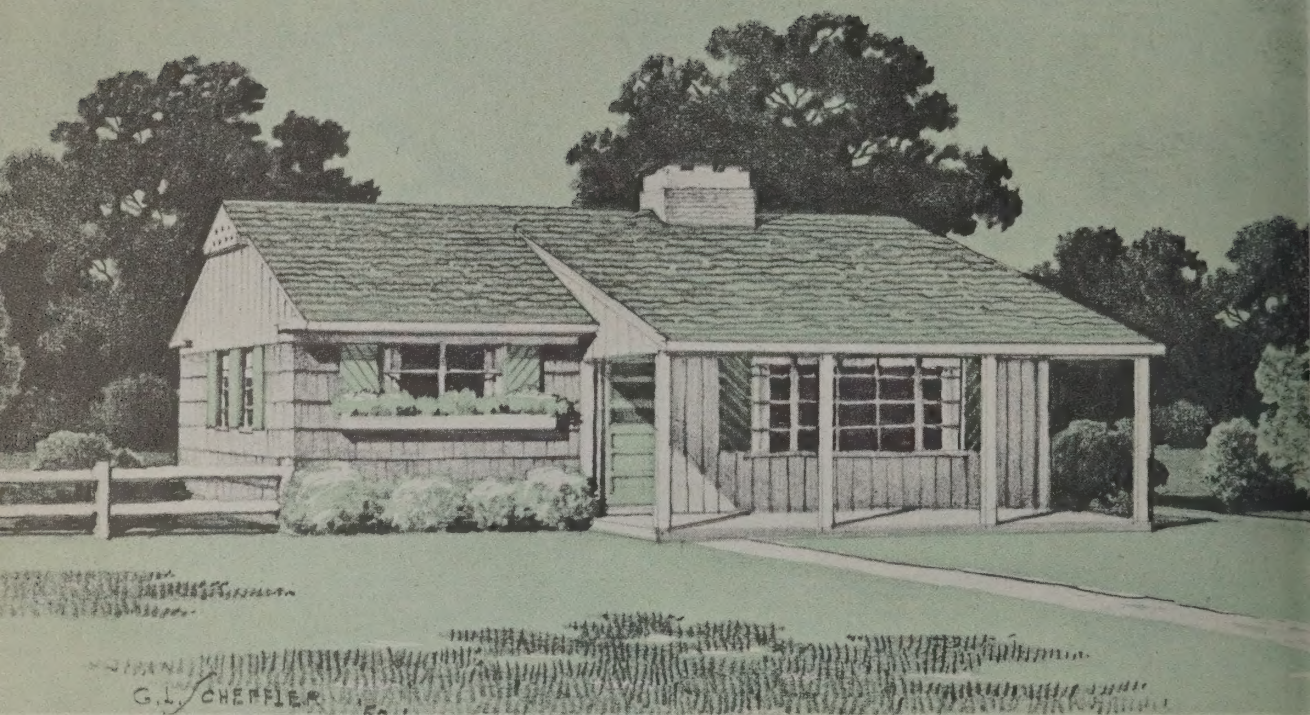
4. **A PLANTING BOX** room divider—a high-style note for unique coat closet.



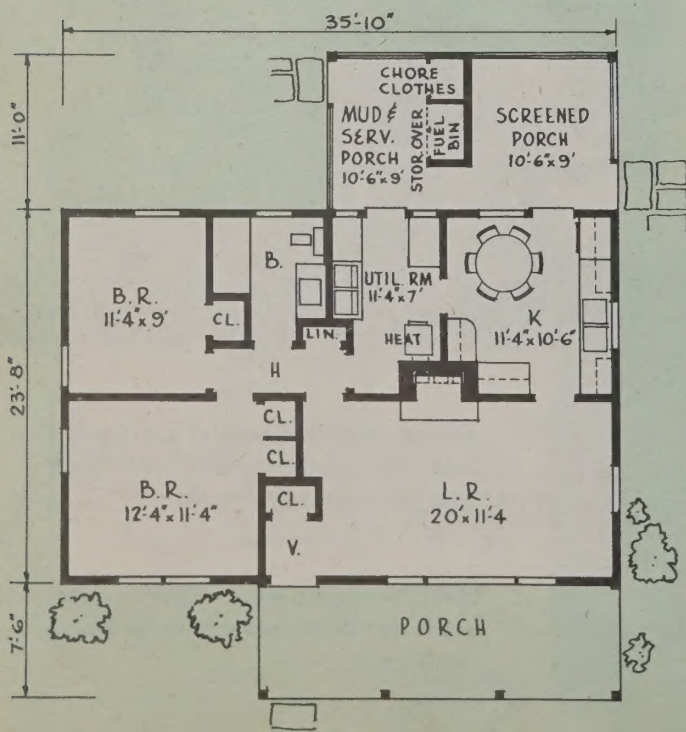
ABOVE: A photograph of a delightful modern living room in a home built from this prize-winning plan.



LEFT: The dining room, showing built-in bar on left and plant box separating the foyer.



As Sturdily American As Boston Baked Beans



A REAL COUNTRY HOUSE. Possesses the rugged, dependable qualities of the pioneer. Low roof slopes out to cover front porch which welcomes and protects. Window box adds a gay, light touch. Note the mud porch in rear with closet for chore clothes and fuel bin. Built without basement. Utility room off kitchen includes laundry. Big kitchen seats six for meals. Screened porch for relaxation and picnicking. Large living room with fireplace and wide modern window. Two cross-ventilated bedrooms.

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers; wood or rigid insulation sheathing. **EXTERIOR FINISH:** Wood shingles, vertical boards, asphalt roof shingles. **INTERIOR FINISH:** Oak floors, tile bath, Formica counter tops, plaster or sheetrock walls, brick fireplace.

PLAN No. L-9172

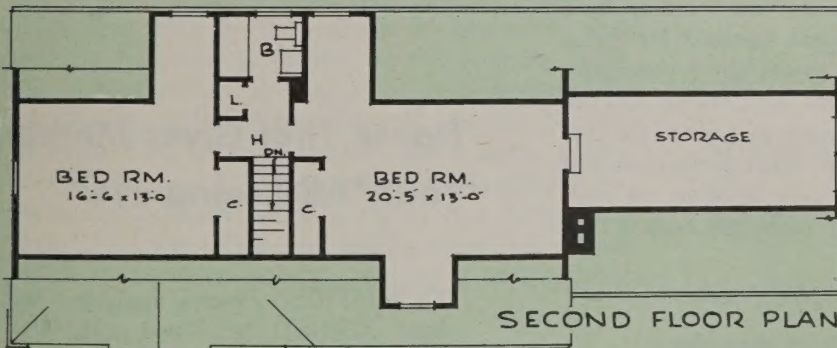
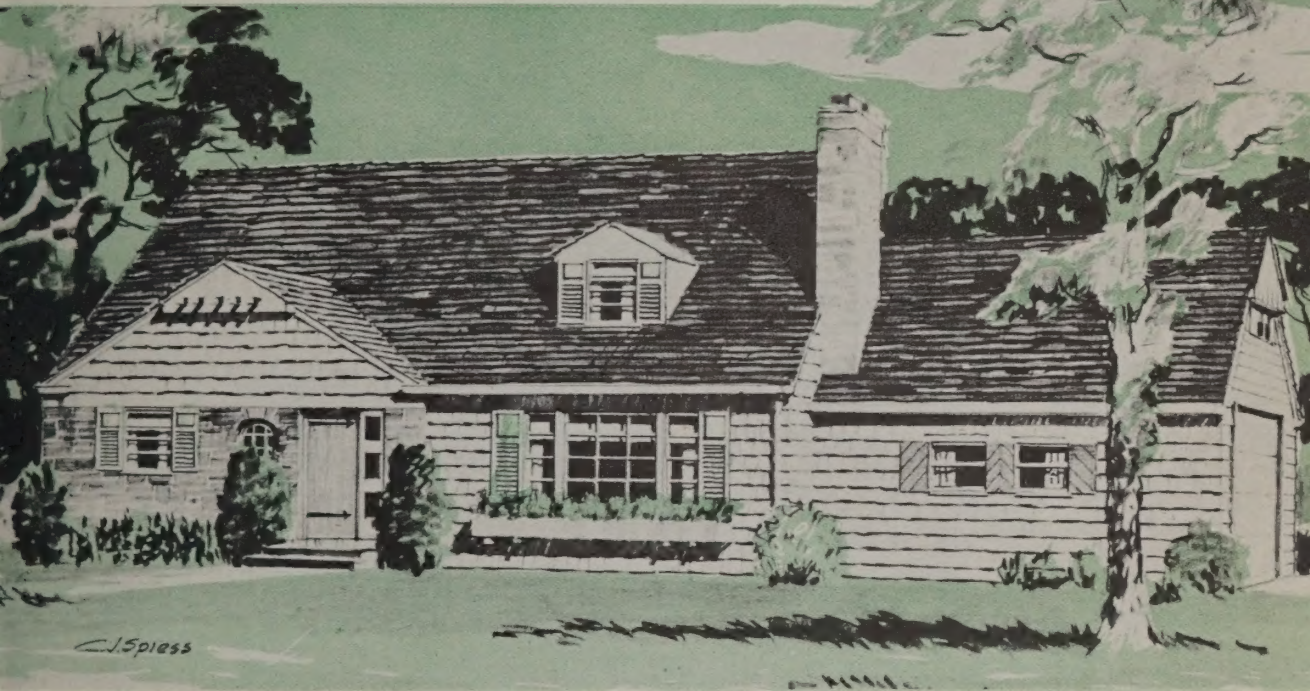
Overall Dimensions: 42'2"x35'10"

1,015 sq. ft. Front Porch—174 sq. ft.

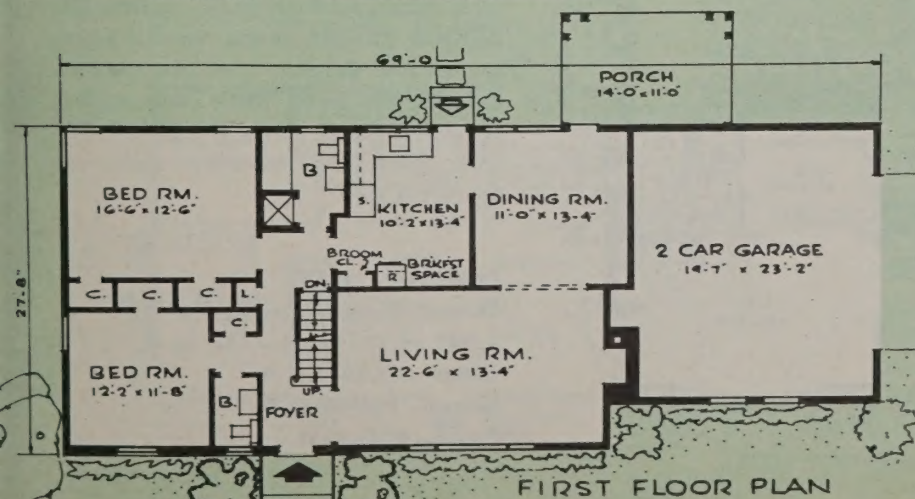
House—11,774 cu. ft. Front Porch—1,483 cu. ft.

TRADITIONAL in the modern manner. Story-and-a-half. Four bedrooms. Three baths. Two-car garage. Beautiful living room with fireplace at end. Dining room opens on covered garden porch. Comfortable kitchen with breakfast space. Gracious foyer with open staircase. All bedrooms and bathrooms accessible from center hall. Note bath close to kitchen. Enormous storage space above garage.

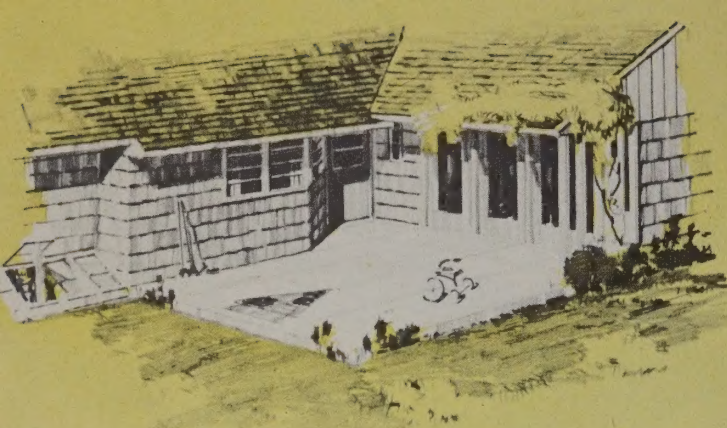
Spacious, Livable Center Hall House



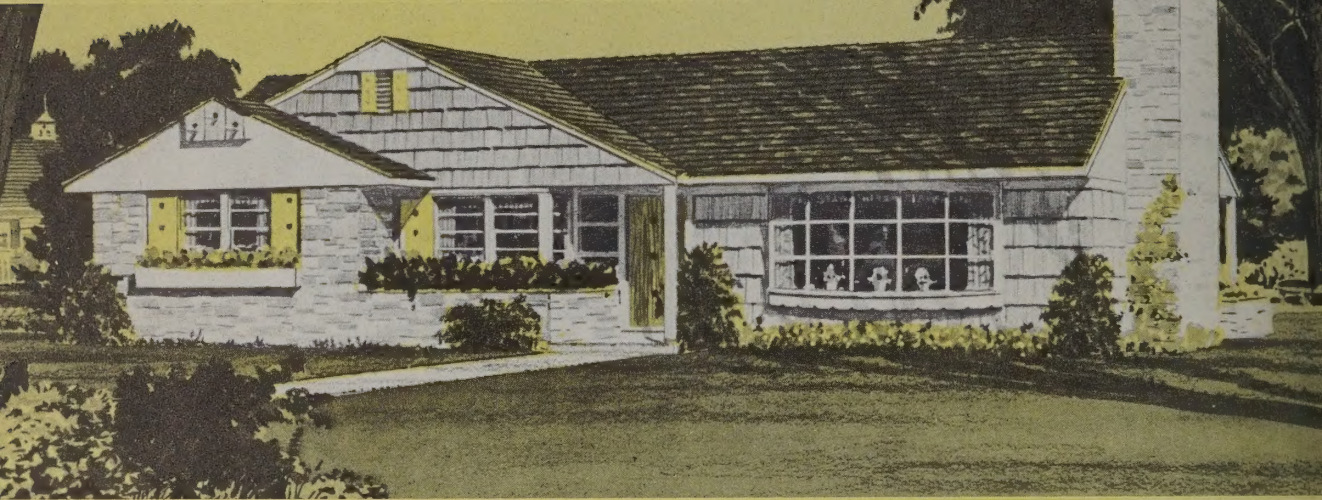
FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Stone veneer, wood shingles, asphalt roof shingles, cement floor porches, stone chimney. **INTERIOR FINISH:** Oak floors, tile floor bath, linoleum counters, brick fireplace.



PLAN No. L-9108
Overall Dimensions:
 69'0" x 27'8"
 1,344 sq. ft. first fl.
 745 sq. ft. second fl.
 Garage—488 sq. ft.
 Porch—154 sq. ft.
 Cellar—12,718 cu. ft.
 House—22,155 cu. ft.
 Garage—7,392 cu. ft.
 Porch—1,386 cu. ft.
 2nd fl. storage—214 sq. ft.



OUTDOOR play area under direct view from kitchen eliminates the question: What's Junior doing now?



CHILDREN are people! Happy childhood no accident here. Summer and winter needs and pleasures provided for. Large open terrace an ideal place for active sports where youngsters are under constant supervision from overlooking kitchen window. Large indoor play and study room with closet for toys off sleeping area with private lavatory. Adult preferences not overlooked. Secluded covered porch with barbecue off both living room and dining room. Dining room has built-in bar.

House That Gives Mothers That "All-Seeing Eye"

FOUNDATION: Poured concrete, full cellar. STRUCTURE: Wood joists, platform frame, subfloor, studs, roofers. EXTERIOR FINISH: Stone, wood shingles, asphalt roof shingles, wood plant frames, concrete play porch. Stone chimney, flagstone floor dining porch. INTERIOR FINISH: Plaster or sheetrock walls, oak floors, tile bath.

PLAN No. L-9355

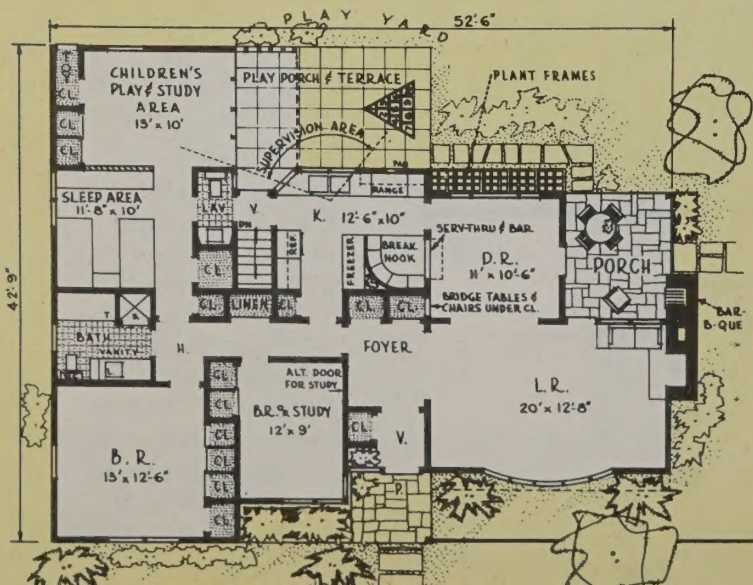
Overall Dimensions: 52'6" x 42'9"

1,542 sq. ft. Porch—113 sq. ft.

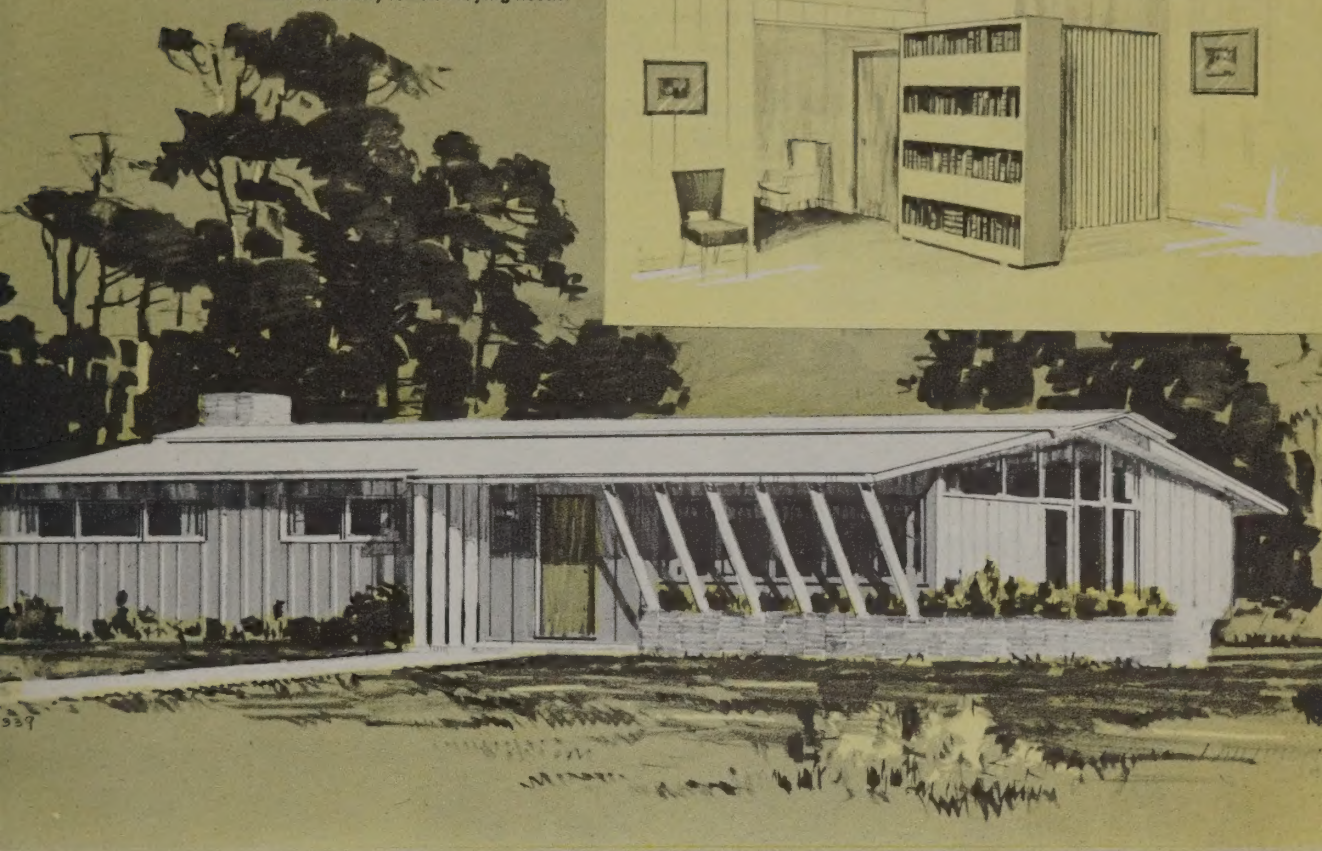
Cellar—11,303 cu. ft.

House—19,990 cu. ft.

Porch—678 cu. ft.



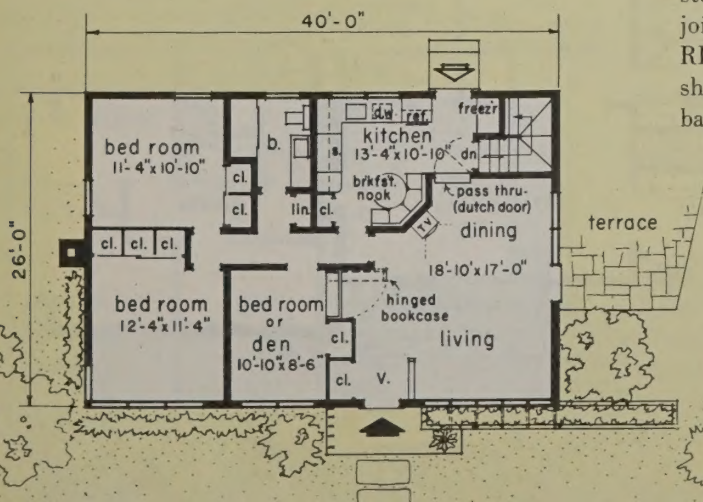
SWINGING bookcase wall between living room and den-bedroom assures flexibility to suit varying needs.



THE ESSENCE of simplicity in line. Note the unique inverted flying buttress-type supports for extra wide roof overhang. Spectacular windows at side of living room from floor to roof. Glass door from living room to terrace. Outdoor built-up flower boxes add color and interest. Big living room off vestibule with closet marks a high point in planning. TV location strategically planned for best viewing. Handy pass-thru Dutch door for serving snacks. Bookcase wall permits double use of den as part of living room or as bedroom. Capacious kitchen with attractive breakfast nook.

Strikingly Original Design: a Ranch House for the TV Era

FOUNDATION: Poured concrete, full cellar, steel girder. STRUCTURE: Platform frame; wood joists, studs, rafters, subfloor, roofers. EXTERIOR FINISH: Vertical boards, asphalt roof shingles. INTERIOR FINISH: Oak floors, tile bath, Formica counters, Sheetrock or plaster walls.



PLAN No. L-9339

Overall Dimensions: 40'0"x26'0"
1,040 sq. ft.

Cellar—7,623 cu. ft.

House—11,440 cu. ft.

Today's House Tomorrow's Idea Perennially New Definitely Chic

SOMETHING NEW under the sun. Beauty and style in line—the long flowing line of the covered porch gaily underscored by a built-up flower box—the light movements of a bird suggested by the angle of the bedroom wing. Center hall house. Eliminates all cross traffic. Living room, dining room, kitchen and covered porch form an impressive and complete daytime social unit. Cheerful breakfast nook. Four bedrooms, two baths—one a split bath readily accessible from foyer. Other high lights: huge closets for coats, linen and brooms; folding door at end of foyer hall assures privacy for sleeping.



FOUNDATION: Full cellar, poured concrete. **STRUCTURE:** Wood joists, rafters, platform frame, roofers, studs, subfloor. **EXTERIOR FINISH:** Stone veneer, vertical boards, asphalt roof shingles, stone plant boxes, flag-stone porches, stone chimney and barbecue. **INTERIOR FINISH:** Oak floors, tile bath, plaster walls, built-in breakfast seat, Formica counter tops, stone fireplace.

PLAN No. L-9341

Overall Dimensions: 86'0" x 41'10"

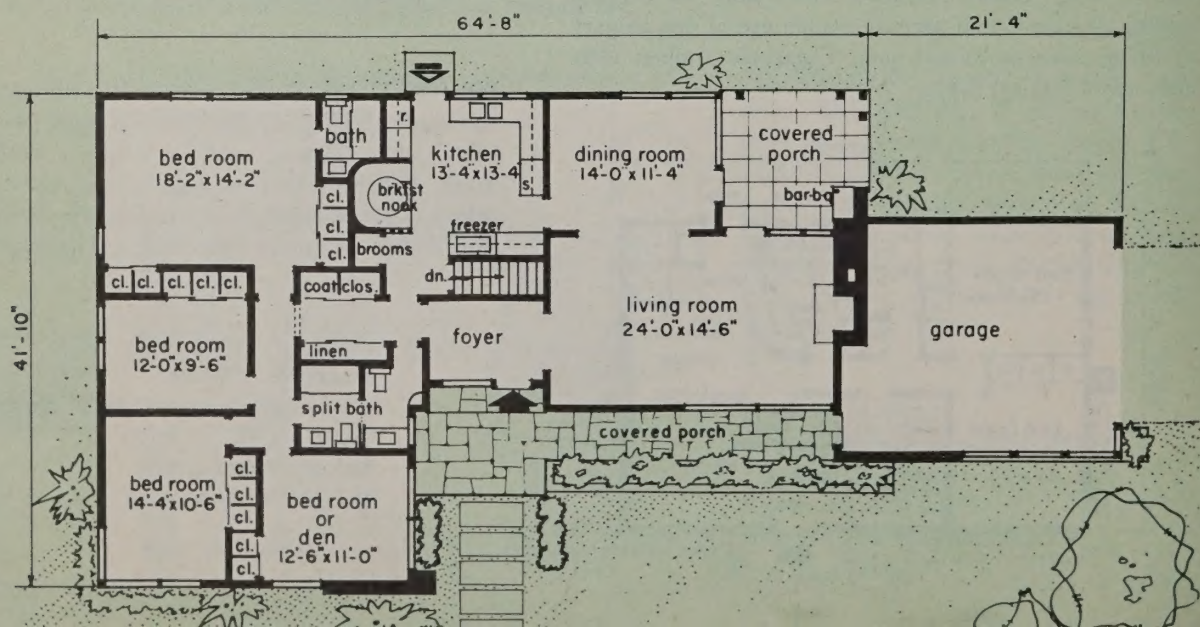
2,063 sq. ft. Garage—208 sq. ft.

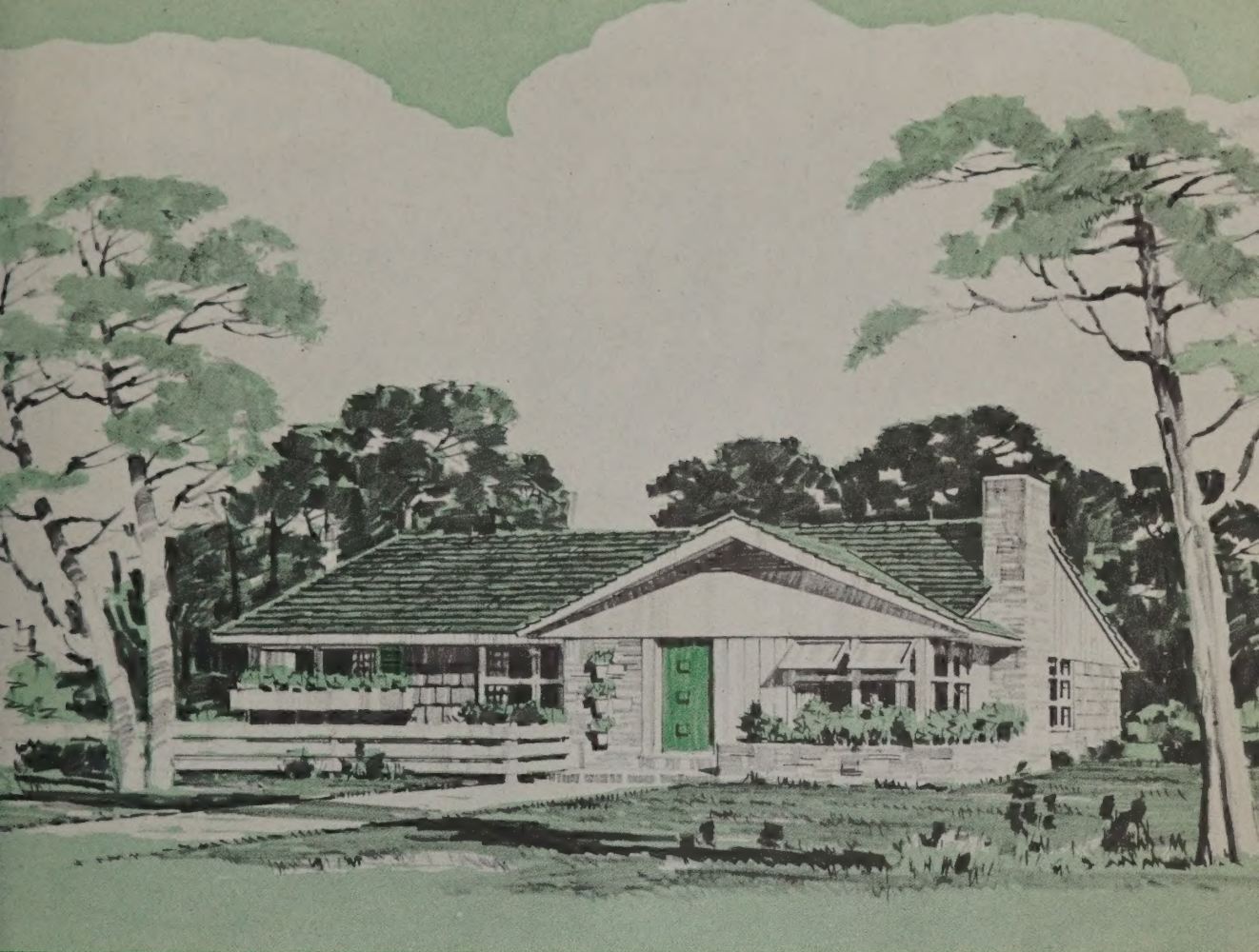
Porches—302 sq. ft.

Cellar—15,121 cu. ft. House—13,788 cu. ft.

Garage—1,768 cu. ft.

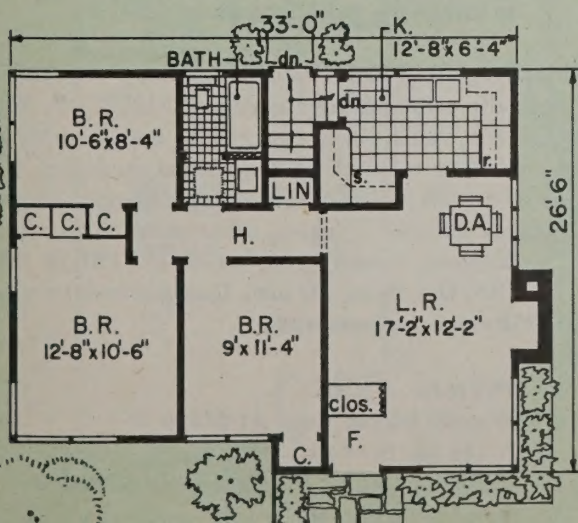
Porches—2,176 cu. ft.





**Nice Things Come
in Small Packages:
Rubies — and This!**

IN SUMMER, a riot of gay flowers. In winter, a snug refuge. A happy background to life. Big enough to satisfy one's needs. Small enough for minimum effort in upkeep. All the out-of-doors comes in through the corner windows adjoining the fireplace in living room. All the light and sunshine come in through the multiple windows in dining area. Corner windows in two bedrooms, extra large window in third. Rear service vestibule with direct passage to kitchen and basement.



FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers; wood or rigid insulation sheathing. **EXTERIOR FINISH:** Vertical boards, stone, wood shingles, asphalt roof shingles. **INTERIOR FINISH:** Oak floors, tile floor bath, Formica counter tops, wall board or plaster walls, flush doors.

PLAN No. L-9238

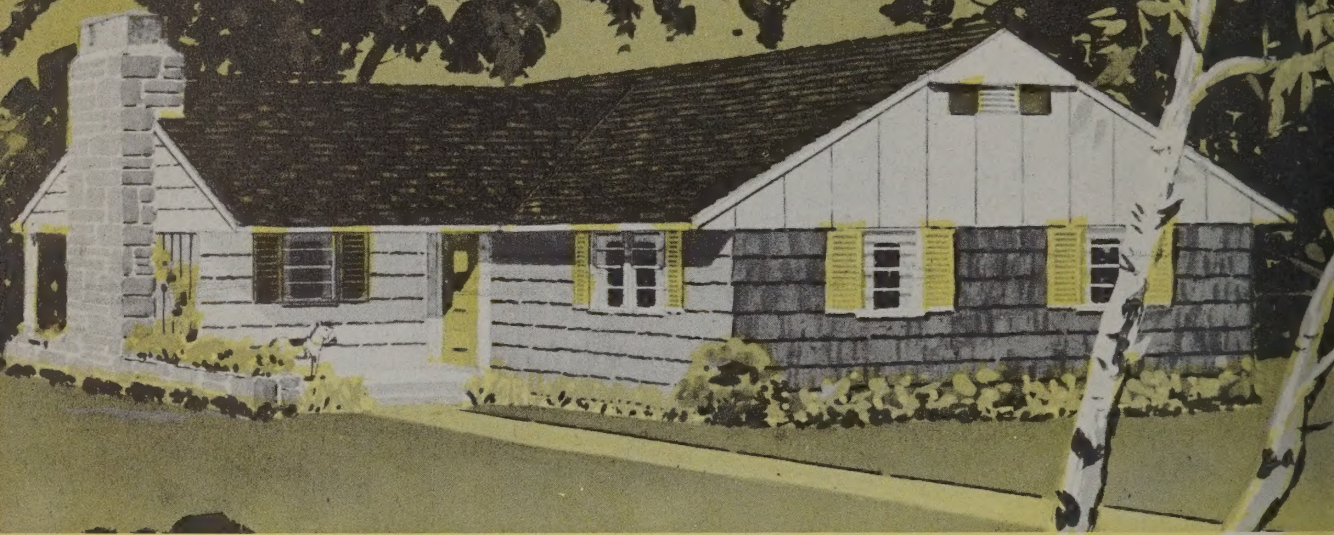
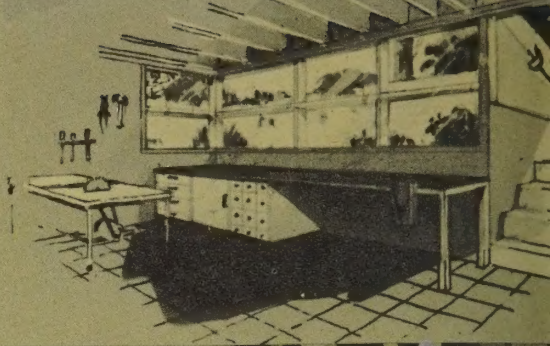
Overall Dimensions: 33'0" x 26'6"

857 sq. ft.

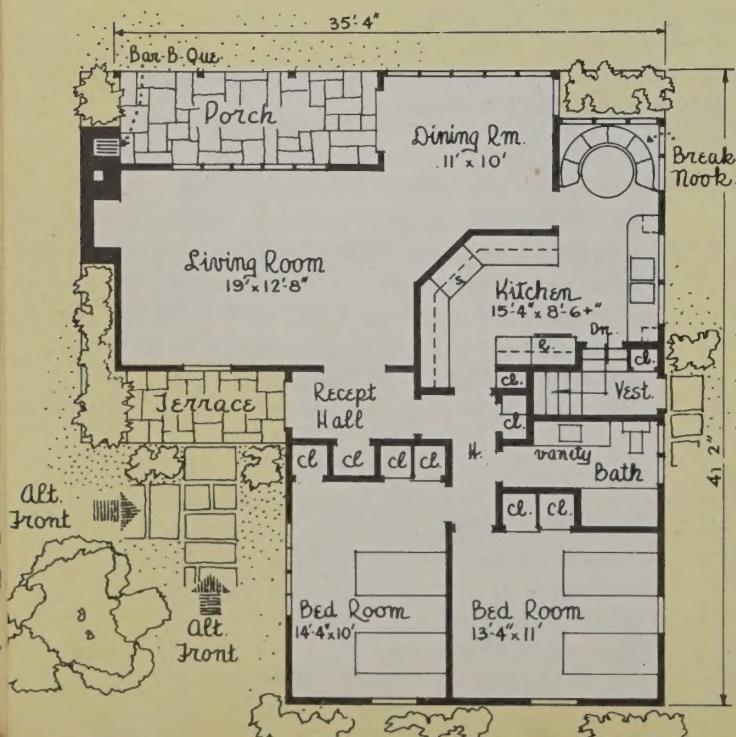
Cellar—6,282 cu. ft.

House—10,182 cu. ft.

WELL-LIGHTED basement workshop has handy access to outdoors.



Making Most of the Garden: Plan Frames the Outdoors



RIGHT FACE! ABOUT FACE! This clever plan can be turned to exploit a beautiful site. (Note arrows for alternate fronts.) Living room, dining room, breakfast nook—all with window walls—face garden side. Covered living porch has barbecue fireplace adjoining massive indoor fireplace. Interesting kitchen, both shape and size. Large bath with vanity. Many closets. Perfect center hall layout. Privacy for all rooms. Sturdy, unadorned, well-proportioned exterior. Luxury ideas to satisfy the most demanding.

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Vertical boards, wood shingles, asphalt roof shingles, stone plant boxes, stone chimney, outside cellar stairs. **INTERIOR FINISH:** Oak floors, tile bath, linoleum counter tops, dry wall or plaster walls,

PLAN No. L-9165

Overall Dimensions: 41' 2" x 35' 4"

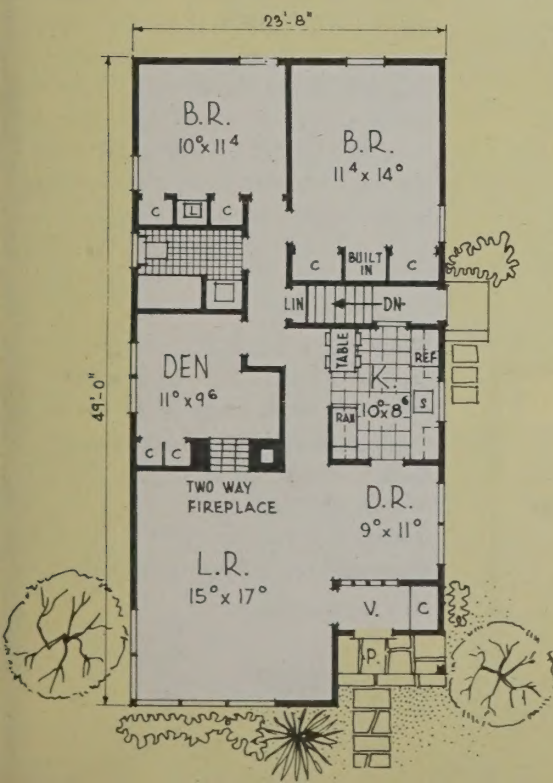
1,115 sq. ft. Porch—100 sq. ft.

Cellar—8,171 cu. ft. House—15,610 cu. ft.

Porch—850 cu. ft.



A Perfect Solution for the Long, Narrow Plot



SMALL, BUT MIGHTY: an attractive solution for a problem plot. Off a foyer with closet, the living-dining room stretches across entire front of house. Two luxury features: corner window in living room and two-way fireplace. Efficiently planned kitchen off hall has space for eating. Truly unique feature: den with fireplace. Two bedrooms share bath. A chummy, friendly exterior in keeping with life within.

FOUNDATION: Full cellar, steel girder, lally columns. **STRUCTURE:** Wood joists, wood or rigid insulation sheathing, studs, roofers, rafters, subfloor. **EXTERIOR FINISH:** Brick veneer, wood shingles, asphalt roof shingles, brick plant boxes, flag-stone front porch. **INTERIOR FINISH:** 2-way brick fireplace, plaster or dry-wall walls, tile bath, oak floors.

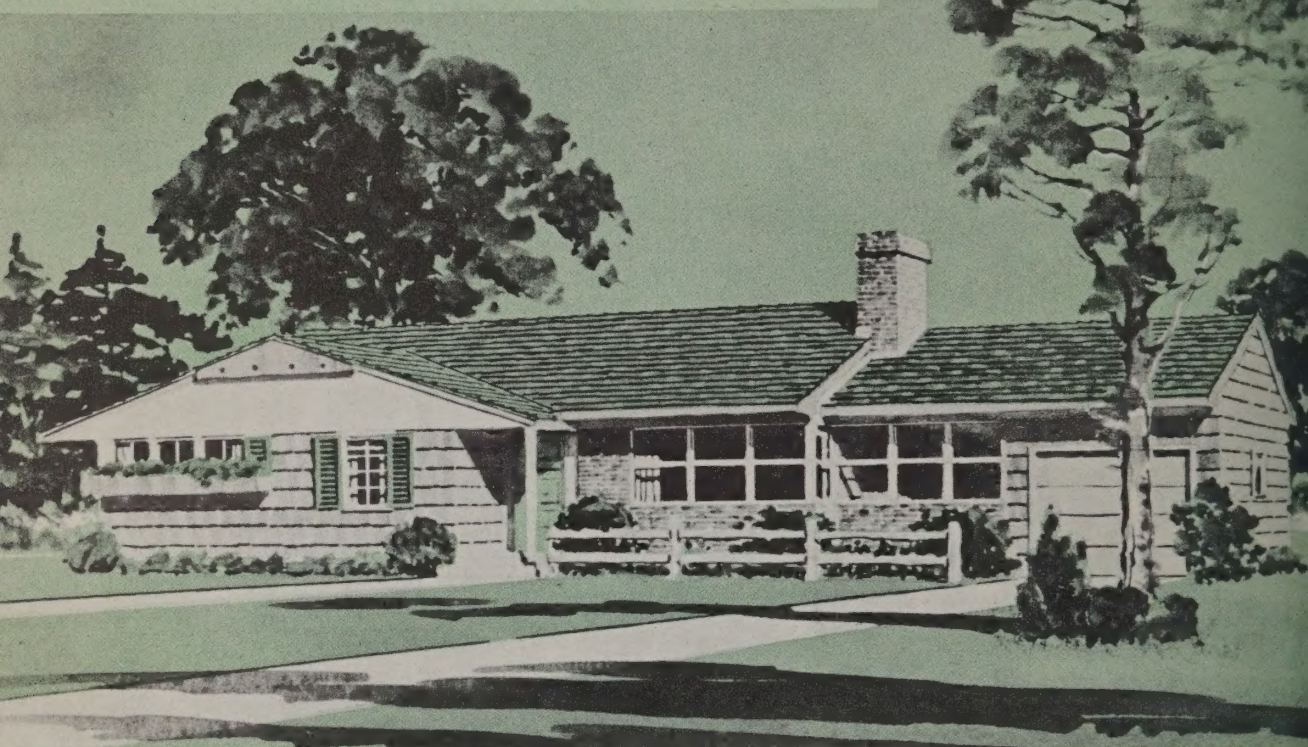
PLAN No. L-9284

Overall Dimensions: 49'0"x23'8"

1,135 sq. ft.

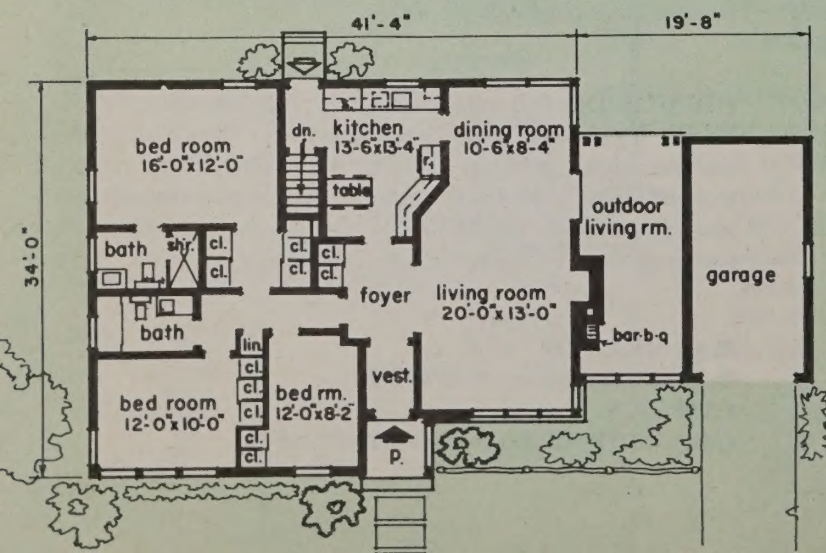
Cellar—8,319 cu. ft. House—13,373 cu. ft.

Twice Three Cheers! Two Times a Winner: Excellence of Design — Best Planned



NATIONAL HOME BUILDERS and Small Homes Guide gave blue ribbons to this plan. Broken roof line, broad windows, colorful window box and dooryard flower garden with rustic fence, give a look of perennial youth and cheerfulness to exterior. Center hall assures privacy for every room, no cross traffic. Living room and dining room run from front to rear. Corner window walls in dining room, a morning "pick-me-up." Outdoor living room with barbecue as delightful as unusual. Kitchen space for quick meals. Three bedrooms with two up-to-the-minute baths.

FOUNDATION: Full cellar, poured concrete. **STRUCTURE:** Wood joists, studs, rafters, subfloor, platform frame. **EXTERIOR FINISH:** Brick veneer, wood shingles, asphalt roof shingles, wood flower box, outdoor living room, overhead type garage door. **INTERIOR FINISH:** Oak floors, tile bath, sheetrock or plaster walls, fireplace and barbeque-brick.



PLAN No. L-9334

Overall Dimensions: 61'0" x 34'0"
1,315 sq. ft. Garage—227 sq. ft.
Outdoor Living Room—268 sq. ft.
Cellar—9,638 cu. ft.
House—17,257 cu. ft.
Garage—2,951 cu. ft.
Outdoor Living Room—803 cu. ft.

Actual Photos Show Interior Highlights

SMART AND MOD-ERN, this dining room with its broad corner windows facing the garden shows how the glamorous details of this Prize Plan No. L-9334 will work out in actual construction.



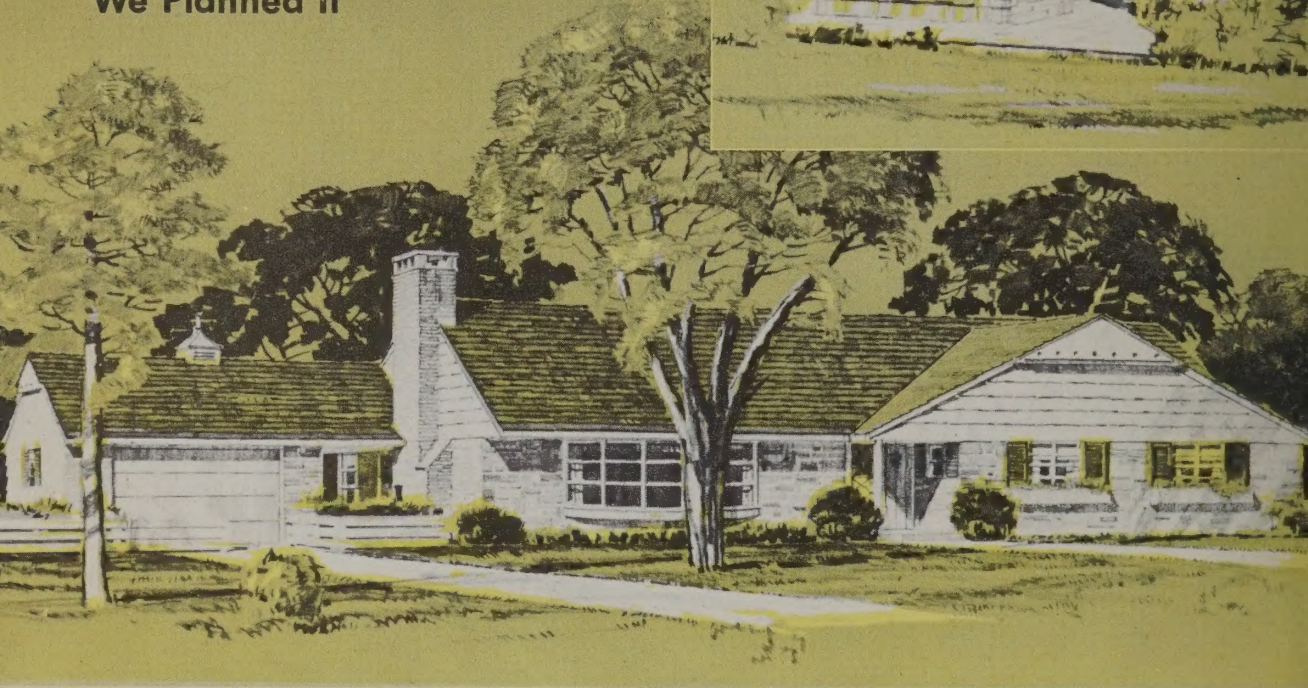
A GLIMPSE of the smaller one of the two colorful bathrooms. Note vanity type lavatory at the right, tub at the end of room.



A KITCHEN to make any woman's heart sing. Bright and cheerful. Note how modern equipment fits into this efficient plan. (shown on opposite page).

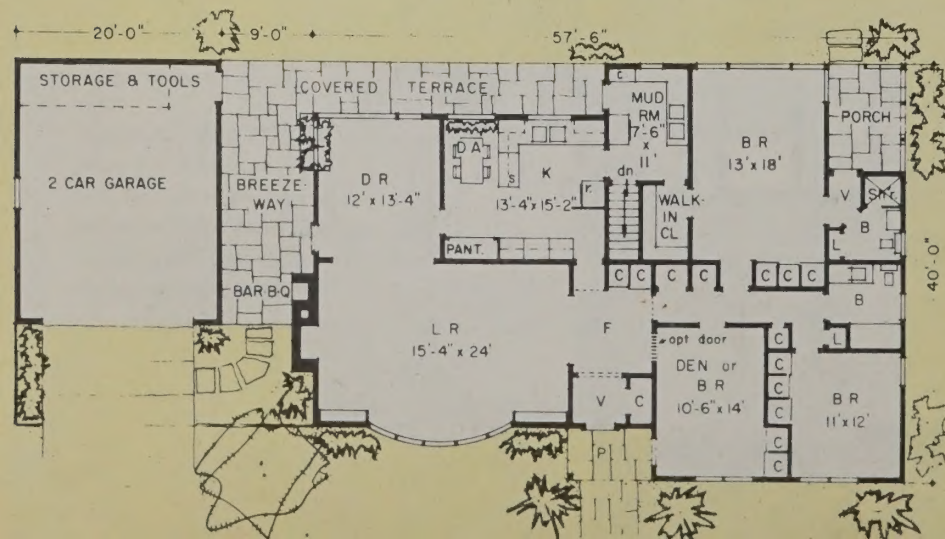
BREEZEWAY from rear showing dining room corner window, covered terrace and the inside-outside garden box.

This Is It— You Dreamed It; We Planned It



FROM ROSE TINTED CLOUDS to solid reality. Versatile and full of refreshing ideas. Note the indoor-outdoor garden in corner window of dining room; the breezeway that merges with covered terrace; fireplace and barbecue; dining alcove in kitchen with large window overlooking terrace; private porch off master bedroom. And note especially: the walk-in closet, the mud room and the pantry. Excellent room arrangement. Two baths, 16 closets. Well-balanced and nicely-detailed exterior design.

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. STRUCTURE: Platform frame; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. EXTERIOR FINISH: Stone veneer, wood shingles, asphalt roof shingles, brick chimney. INTERIOR FINISH: Oak floors, tile bath, Formica counter tops, Sheetrock or plaster walls, brick fireplace.



PLAN No. L-9293
Overall Dimensions: 86'6" x 40'0" 1,921 sq. ft.
Garage—500 sq. ft.
Breezeway—229 sq. ft.
Terrace—140 sq. ft.
Porch—78 sq. ft.
Cellar—14,888 cu. ft.
House—23,823 cu. ft.
Garage—6,000 cu. ft.
Breezeway—1,374 cu. ft.
Porch—702 cu. ft.

STONE AND CLAPBOARD, with wrought iron supports and a bowed window wall, entrancing high style modern. Time-tested room arrangement. Separate living room with fireplace. Dining room off large hospitable entrance foyer. Kitchen with solarium type breakfast nook. Service vestibule and indoor service porch. Lavatory adjacent to kitchen. Three large bedrooms with built-in features. Extra large bath with double lavatory. Affluence, beauty, good taste.



FOUNDATION: Poured concrete, full cellar; lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers; wood or rigid insulation sheathing. **EXTERIOR FINISH:** Stone veneer, vertical boards, wood shingles, asphalt roof shingles, breezeway, chimney. **INTERIOR FINISH:** Oak floors, tile bath, Sheetrock or plaster walls, fireplace.

**Long, Low, Gracious,
as Southern in Accent
as Magnolias in Bloom**

PLAN No. L-9131

Overall Dimensions: 76'4"x35'4"

1,694 sq. ft. Garage—244 sq. ft.

Porch—100 sq. ft.

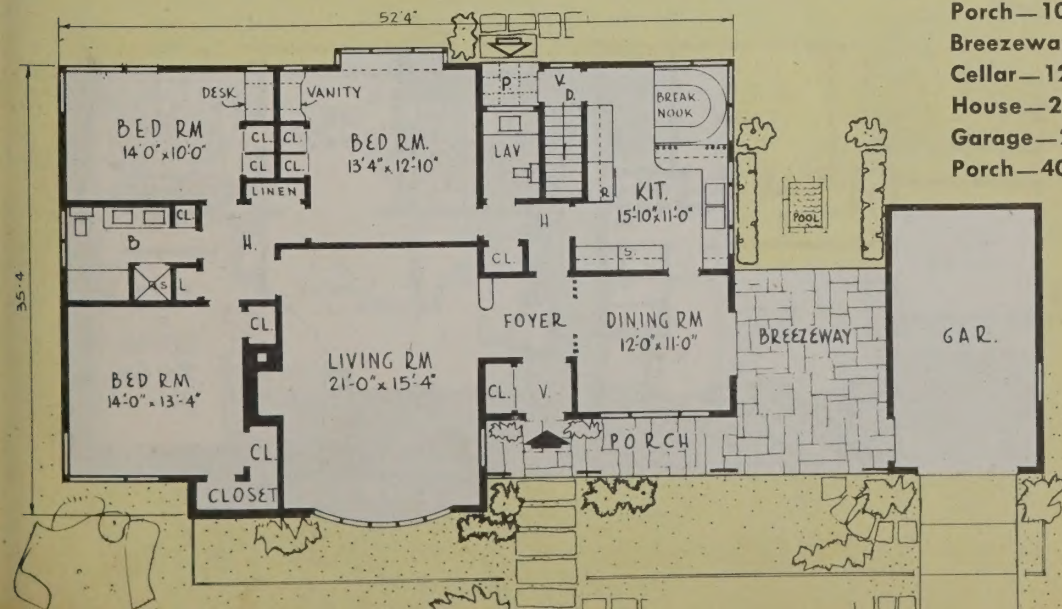
Breezeway—192 sq. ft.

Cellar—12,417 cu. ft.

House—23,798 cu. ft.

Garage—2,684 cu. ft.

Porch—400 cu. ft.





New Ideas, Old Comforts Blend in a Perfect Home

DESIGNED FOR maximum use and maximum enjoyment. Story-and-a-half economy. Living room, dining room and special-use room open into one continuous sweep. Folding partition can close off special use room if desired. Spacious glass enclosed porch laughs at bad weather. Large sunny breakfast nook off square-shaped kitchen. New type split lavatory serves dual purpose as guest powder room and downstairs bath. Note seclusion of stairs to second floor. Gay modern touch given to exterior by trellised corner and corner windows underscored by flower boxes.

FOUNDATION: Full cellar, steel girder, poured concrete. STRUCTURE: Wood frame. EXTERIOR FINISH: Stone, vertical boards, wood shingles, asphalt roof shingles, flagstone porch, screened. INTERIOR FINISH: Plaster or drywall walls, oak main stairs, brick fireplace.

PLAN No. L-9236

Overall

Dimensions:

37'4" x 35'7"

1st Floor—

1,119 sq. ft.

2nd Floor—

754 sq. ft.

Porch—

112 sq. ft.

Cellar—

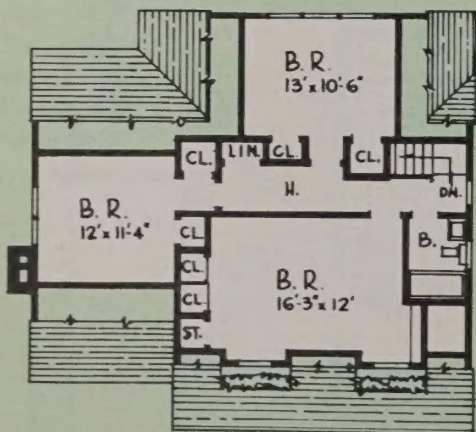
8,202 cu. ft.

House—

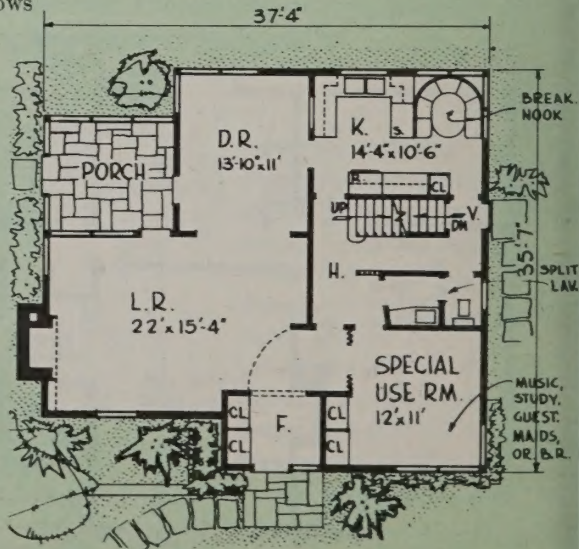
19,578 cu. ft.

Porch—

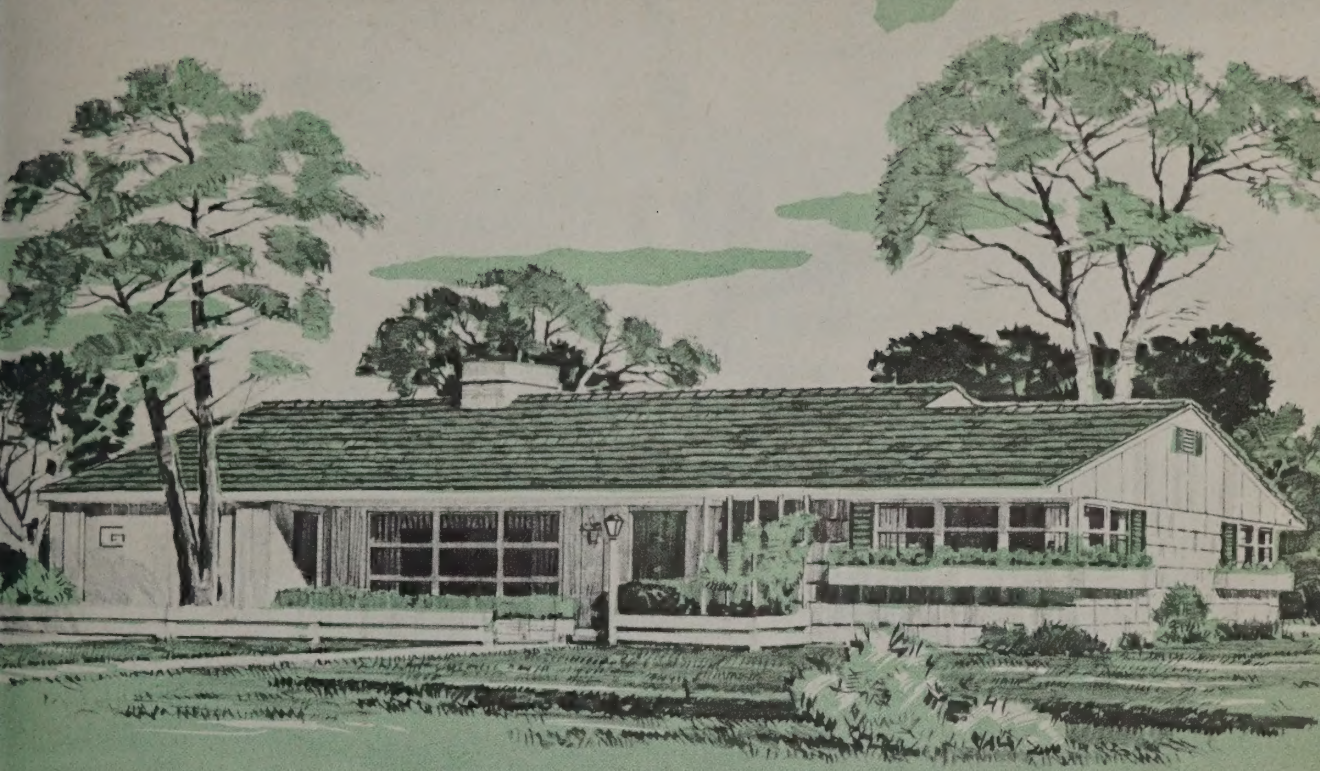
896 cu. ft.



SECOND-FLOOR-PLAN EXPANSION ATTIC



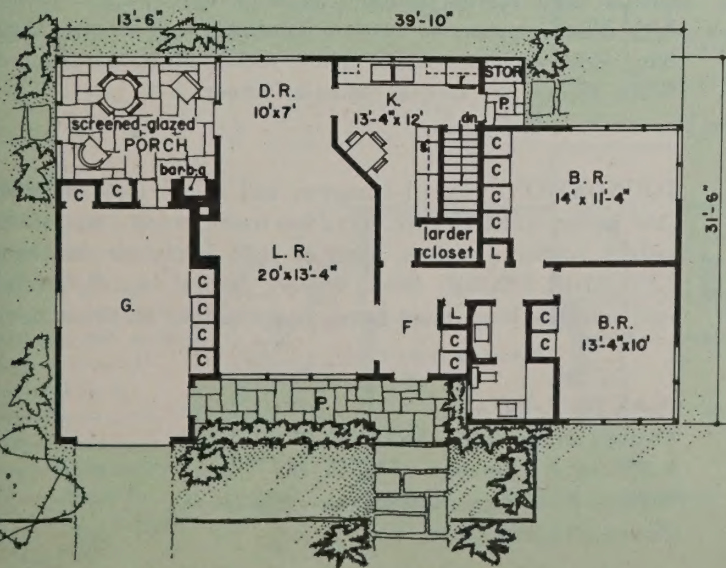
FIRST-FLOOR-PLAN



A "ONCE-IN-A-LIFETIME" HOUSE. Low, long, fascinating, with accent on windows. Count them! Both floor-to-ceiling and corner windows. All look out upon the beauty of flower gardens, flower boxes. Add to this the screened glazed garden porch with barbecue and storage closet. Living-dining-room with fireplace extends an unbroken 30 feet through the house. Larder closet for food storage adjoins kitchen and is handy to front and rear entrances. Interesting kitchen with table space. Split bath. Unusual feature: five closets in garage!

Personality Plus— A Glamorous Version of Ranch-Type House

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers; wood or rigid insulation sheathing. **EXTERIOR FINISH:** Vertical boards and wood shingles, asphalt roof shingles. **INTERIOR FINISH:** Oak floors, tile bath, Formica counter tops, dry wall or plaster walls, Brick fireplace and barbecue.



PLAN No. L-9299

Overall Dimensions: 53' 4" x 33' 2"

1,064 sq. ft. Garage—277 sq. ft.

Porch—155 sq. ft. Cellar—7,798 cu. ft.

House—15,163 cu. ft.

Garage—3,185 cu. ft.

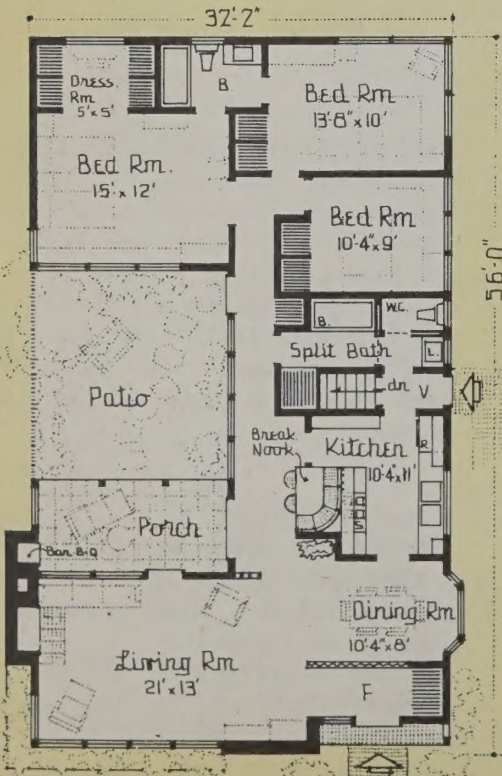
Porch—1,788 cu. ft.



COVERED PORCH off patio, protection from sun for long, lazy afternoons.



For Love of Sun and the Great Outdoors



SUNSHINE AND FLOWERS the keynote here. Built around a huge center patio and covered porch (see sketch), the window walls afford panoramic views of all seasons. Living-dining room an impressive sweep. Long efficient kitchen with breakfast nook facing patio. Split bath convenient to patio, kitchen and bedrooms. Large master bedroom has dressing room and private bath. House appears to nestle comfortably into its site. Overhang extends across entire front, with built-up garden box. Smart accent, the vertical siding at corner.

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. STRUCTURE: Platform frame; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. EXTERIOR FINISH: Brick veneer, vertical boards, asphalt roof shingles, brick plant boxes, large built-in breakfast nook.

PLAN No. L-9276

Overall Dimensions: 56' 0" x 32' 2"

1,424 sq. ft. Porches—116 sq. ft.

Cellar—10,328 cu. ft. Porches—928 cu. ft.

House—14,294 cu. ft.

A RETURN to the more leisurely pace of yesterday. Gracious central foyer with wide stairway to second floor. Living room runs from front to rear. Has fireplace, large broad bay and two exits to covered porch protected from street. Breakfast nook off oversized kitchen has own covered porch. Note guest room-study. Second floor: three bedrooms, two baths, maid's room with bath. Southern accent provided by balcony with distinctive wrought iron work.

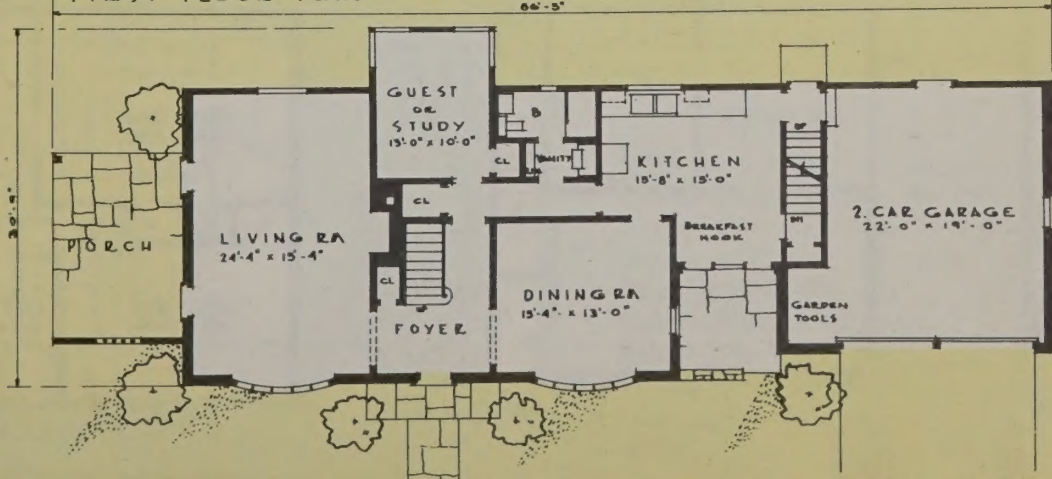
Big-Hearted Home with Easy Going Southern Flavor



FOUNDATION: Full cellar, poured concrete.
STRUCTURE: Wood or rigid insulation sheathing, roofers, subfloor, rafters, studs, wood joists, platform frame. **EXTERIOR FINISH:** Brick and stucco, asphalt roof shingles, wood shutters, wrought iron railing on balcony. **INTERIOR FINISH:** Oak floors, tile baths, sheetrock or plaster walls, brick fireplace.



FIRST FLOOR PLAN



PLAN No. L-9112

Overall

Dimensions:

86'5" x 30'9"

1st Floor—1,346 sq. ft.

2nd Floor—1,269 sq. ft.

Garage—488 sq. ft.

Porch—206 sq. ft.

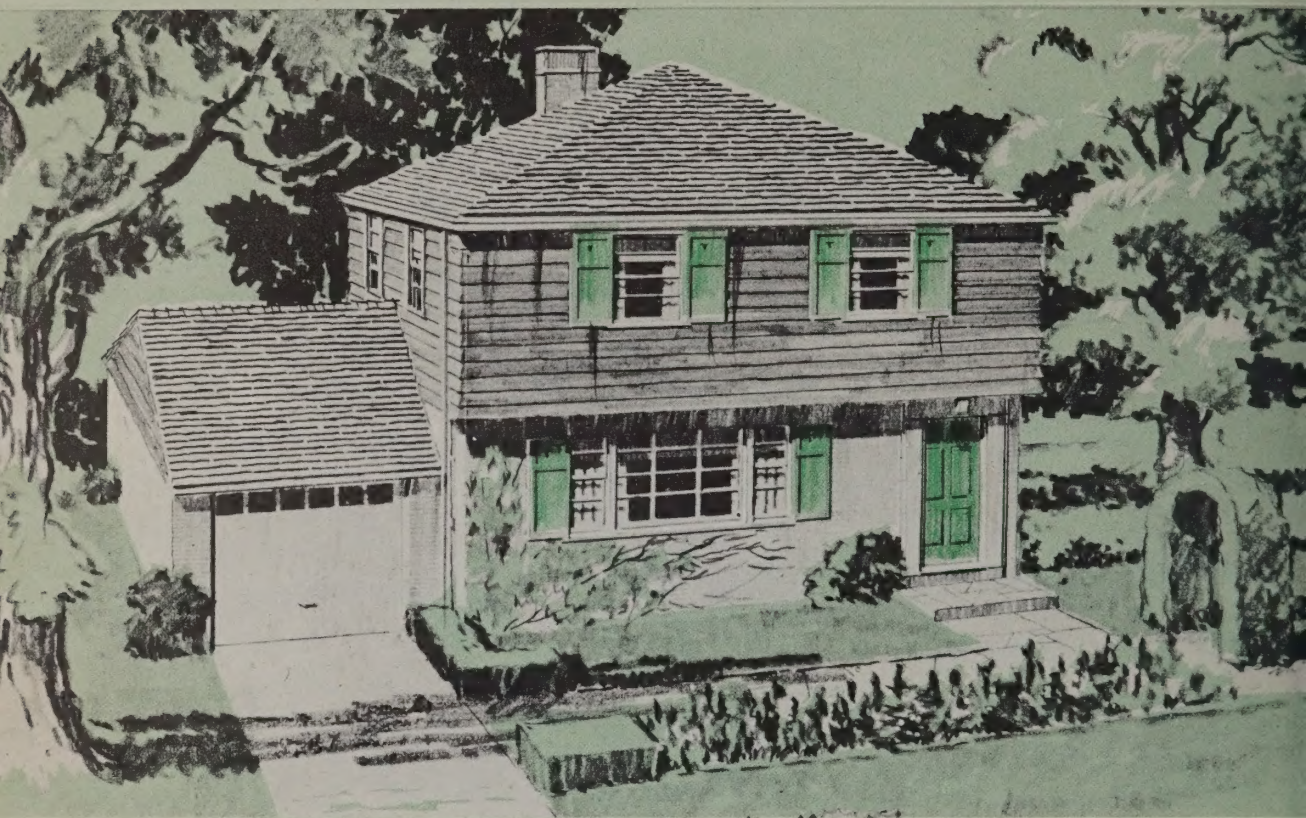
Cellar—10,431 cu. ft.

House—30,958 cu. ft.

Garage—6,678 cu. ft.

Porch—1,786 cu. ft.

Solid Virtues of Early America, Well-Balanced, Ample



TWO-STORY with second floor overhang. Bespeaks stability and permanence. Excellent example of efficiency and economy in square construction. Entrance vestibule with closet. Living room and dining room extend approximately 23 feet through house. Spacious kitchen with adjoining lavatory—a welcome feature. Second floor: Three comfortable bedrooms with cross ventilation. Bath and linen closet off hall.

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers. **EXTERIOR FINISH:** Brick veneer, stucco, asphalt roof shingles. **INTERIOR FINISH:** Oak floors, bath and lavatory tile, Formica counter tops, sheetrock or plaster walls.

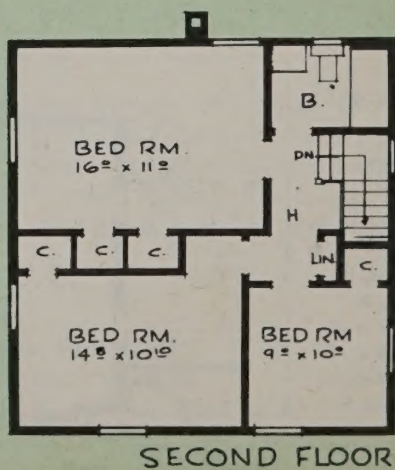
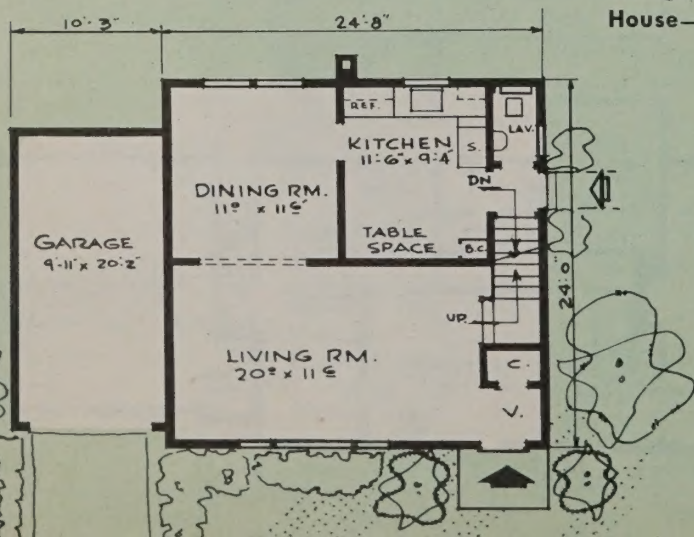
PLAN No. L-9059

Overall Dimensions: 35'1"x24'0"

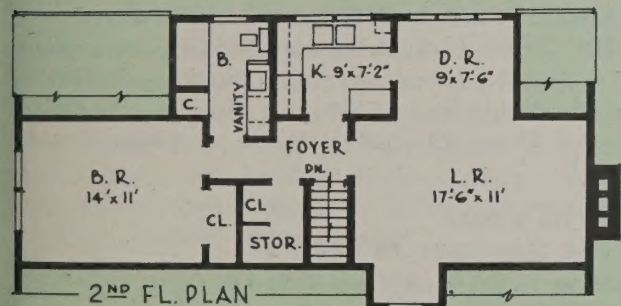
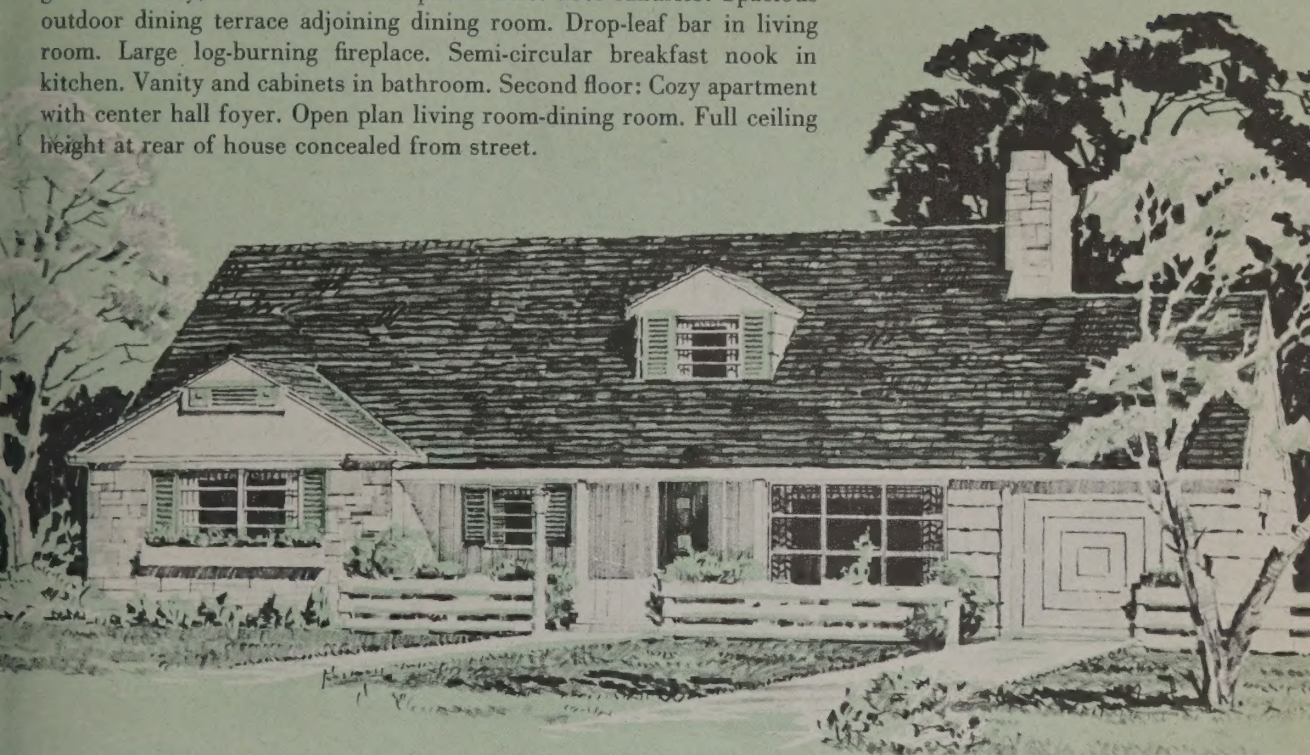
1st floor—592 sq. ft. 2nd floor—624 sq. ft.

Garage—205 sq. ft. Cellar—4,339 cu. ft.

House—11,406 cu. ft. Garage—2,255 cu. ft.

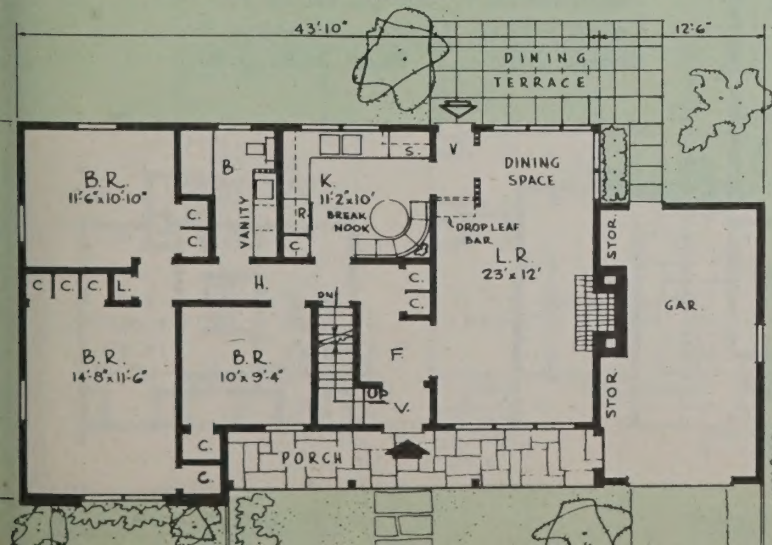


TWO COMPLETE DWELLINGS under one roof. With the snug appearance of a one-family house. Charming exterior with long low lines, beautiful oversized windows. Wide roof overhang and dooryard fence give a friendly, comfortable atmosphere. First floor luxuries: Spacious outdoor dining terrace adjoining dining room. Drop-leaf bar in living room. Large log-burning fireplace. Semi-circular breakfast nook in kitchen. Vanity and cabinets in bathroom. Second floor: Cozy apartment with center hall foyer. Open plan living room-dining room. Full ceiling height at rear of house concealed from street.



A Complete Two-Family House with Just a One-Family Look

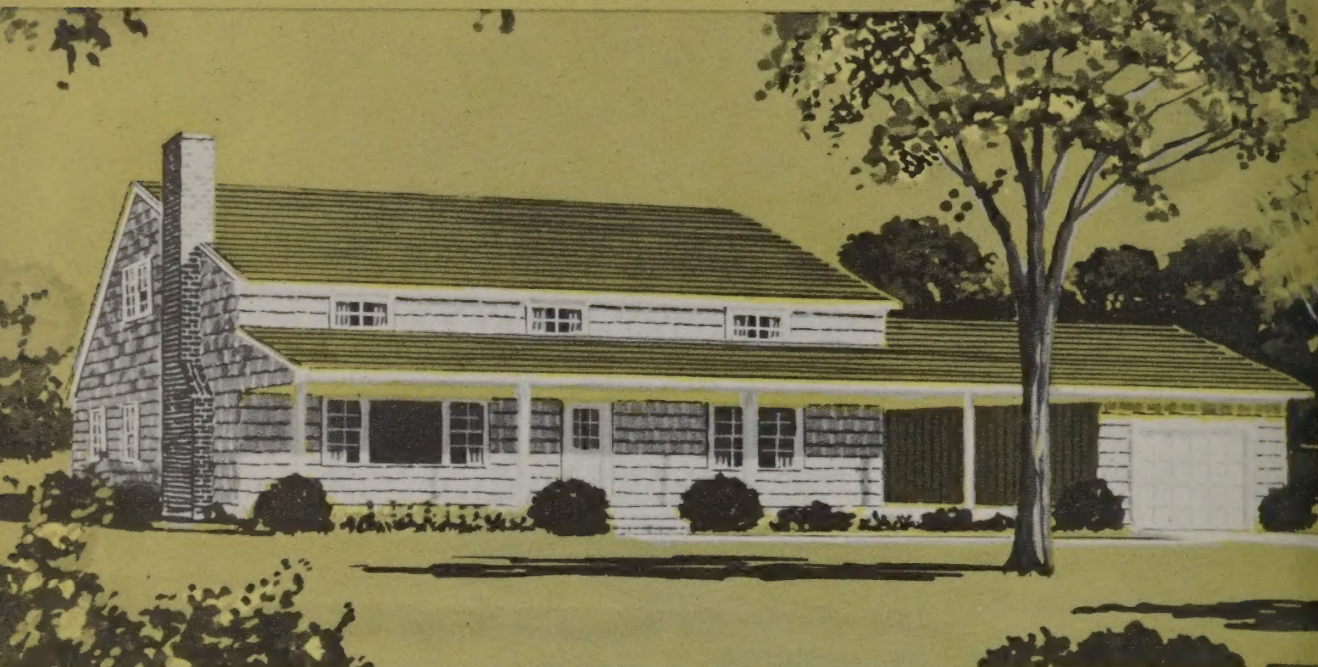
FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Stone, vertical boards, wood shingles, asphalt roof shingles. **INTERIOR FINISH:** Oak floors, tile bath, formica counters, plaster or sheet rock walls.



PLAN No. L-9150

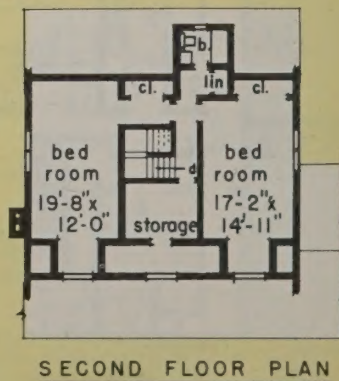
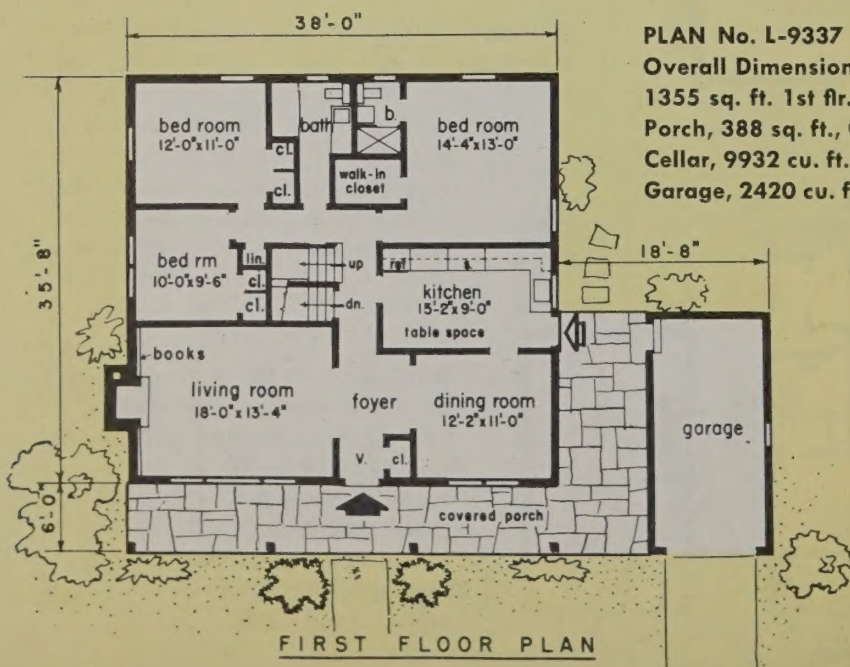
Overall Dimensions: 56'4" x 29'0"
1140 sq. ft. 1st flr.; 699 sq. ft. 2nd flr.
Garage—252 sq. ft.
Porch—130 sq. ft.
Cellar—8356 cu. ft.
House—19,190 cu. ft.
Garage—2016 cu. ft.
Porch—1040 cu. ft.

LONG AND RAMBLING in appearance. Actually squared to perfection. The covered porch almost 50 feet long, runs back more than 20 feet as a breeze-way. Provides protected passage to garage from front door or kitchen. Ideal center hall plan makes every room a dead-end room. No through traffic. Three bedrooms, two baths, five closets plus spacious walk-in closet grouped and secluded at rear of house. Coat closet off of front vestibule.



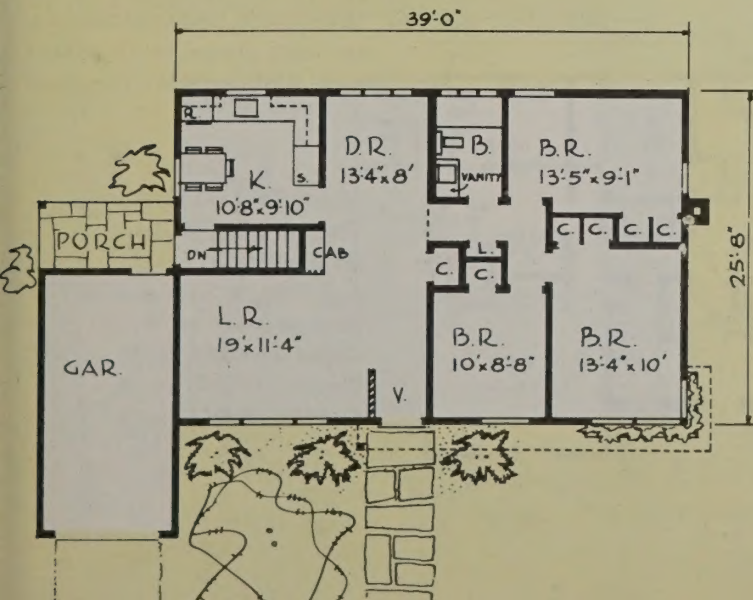
The Friendly Farm House Takes on Swank in This Clever Plan for Economy

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame, wood joists, studs, rafters, sub floor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Wood shingles, Asphalt roof shingles. **INTERIOR FINISH:** Oak Floor, Tile baths, Plaster or sheetrock walls.





ECONOMY MADE ATTRACTIVE. A smartly-balanced low cottage. Three bedrooms. Seven closets. Bath with vanity. Living room and dining room sweep through house in open planning. Rear vestibule serves kitchen, porch, garage and basement. Porch secluded for outdoor dining. Not one inch of wasted space in the house. Almost square kitchen accommodates five for breakfast. Interest and variety achieved in exterior design by different types of windows. Roof overhang shelters inviting entrance.



Economy Plus Style Your Money's Worth in a Home of Today

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Wood shingles, asphalt roof shingles. **INTERIOR FINISH:** Oak floors, tile bath, plaster or dry walls.

PLAN No. L-9264

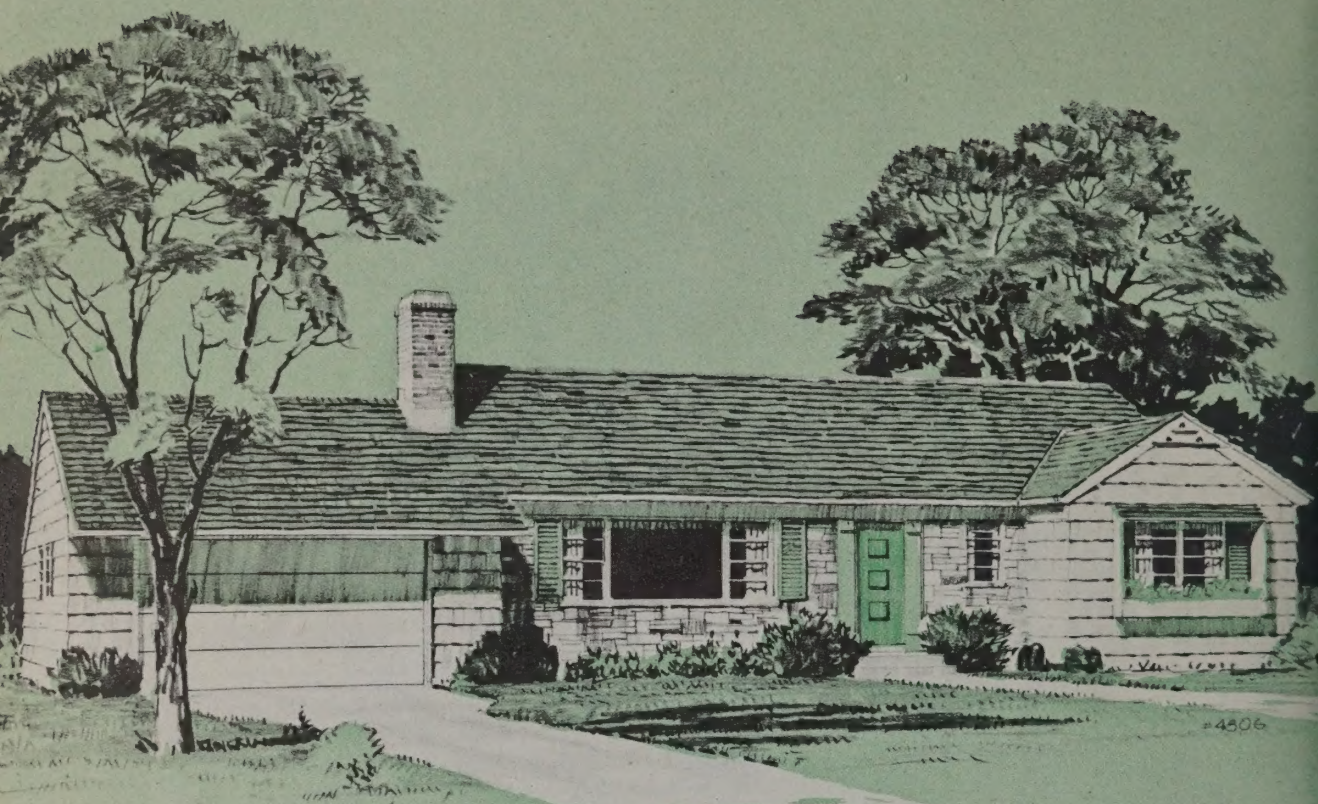
Overall Dimensions: 39'0"x25'8"

1001.sq. ft.; Garage—213 sq. ft.

Cellar—7337 cu. ft.

House—11,324 cu. ft.

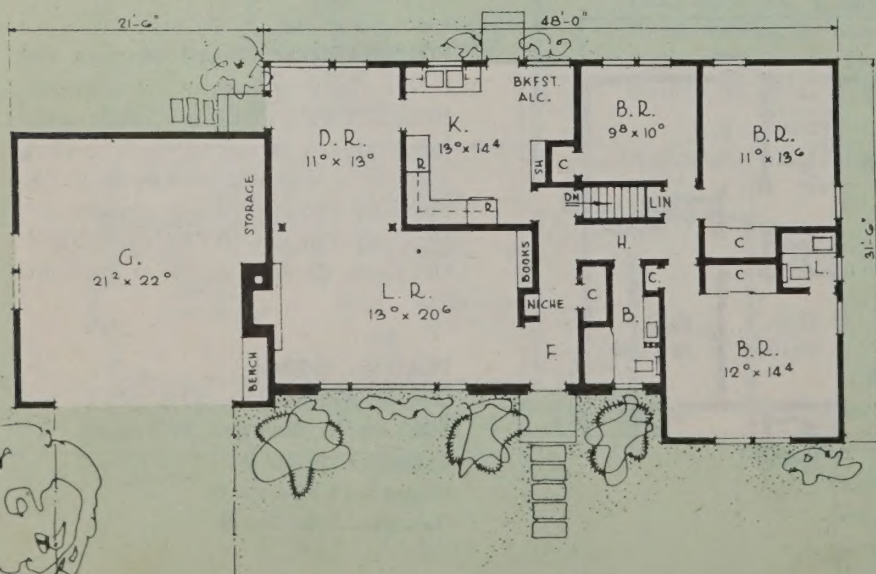
Garage—1704 cu. ft.



A Plan That Leaves Nothing to Be Desired

TRUE TO THE BEST in architectural planning. Every room off center hall. Living room-dining room in open-planned L, extend 24 feet through house from broad front window to beautiful corner windows facing garden. Unusually large kitchen with windowed breakfast alcove. Three bedrooms, one with private lavatory. Complete bath opens from main hall. Unexpected features: telephone niche, extra large coat closet in foyer, book shelves in living room, work bench and storage area in two-car garage.

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing, wood double hung sash. **EXTERIOR FINISH:** Stone, wood shingles, asphalt roof shingles, chimney. **INTERIOR FINISH:** Oak floors, formica counter tops, plaster or sheet rock walls, flush doors, brick fireplace.



PLAN No. L-9153

Overall Dimensions:

69'6" x 31'6"

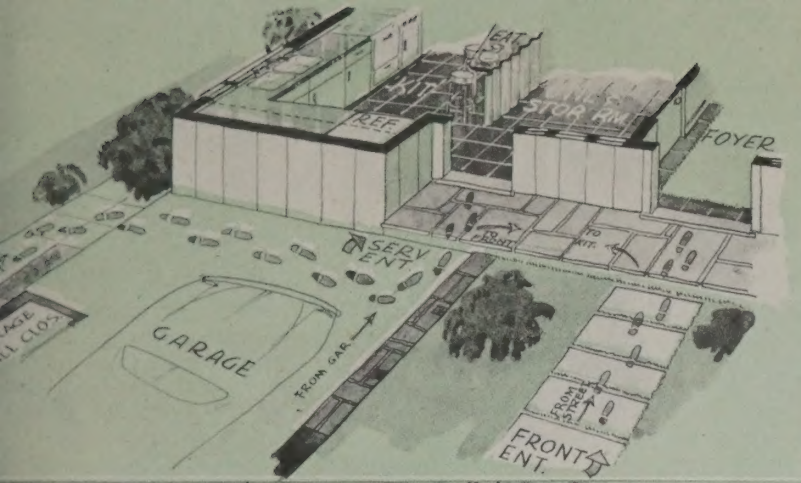
1,392 sq. ft.

Garage—487 sq. ft.

Cellar—10,203 cu. ft.

House—17,843 cu. ft.

Garage—5,844 cu. ft.

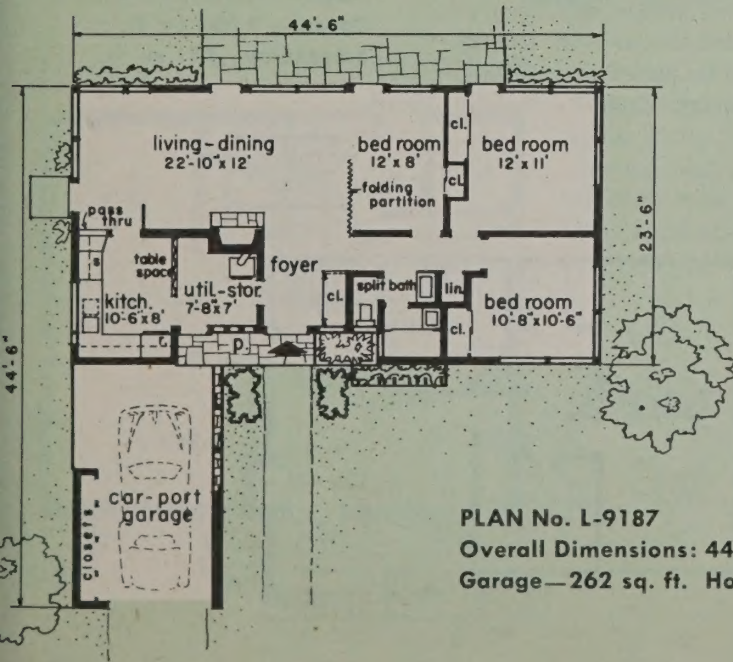


BIRD'S EYE VIEW of entrances and model kitchen in prize house, showing utility room off foyer; foot prints trace convenient circulation.



Hail, the Winner! First Prize House in Builders' Poll

SUPER DE LUXE RESULTS from minimum construction. This house carried Long Island's top honors in National Association of Home Builders' design competition. Smart, refreshing exterior in harmony with clever room arrangement. Extra long living room-dining room faces garden; extends to 30 feet when third bedroom is not needed. Utility room supplants basement. Features: window wall; split bath; pass-through bar from kitchen; six doors to the outdoors.



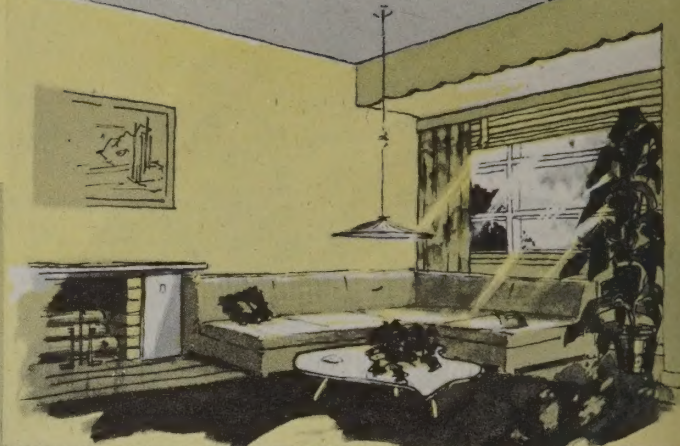
FOUNDATION: Poured concrete slab.
STRUCTURE: Wood studs, rafters, roofers, wood or rigid insulation sheathing, aluminum sliding sash. **EXTERIOR FINISH:** Vertical boards, stone, wood cabinets in garage. **INTERIOR FINISH:** Asphalt tile floor, ceramic tile walls and floor in bath, sheetrock or plaster walls, flush doors.

PLAN No. L-9187

Overall Dimensions: 44'6" x 44'6". **Area:** 1,000 sq. ft.

Garage—262 sq. ft. House—11,000 cu. ft.

DELIGHTFUL FRONT CORNER of living room. Unusual deep set window, fireplace and suggested furniture arrangement. This will be a favorite spot the year-round.



Here's Thrift: A Cornerstone to Success

LUCKY THE BRIDE who calls this home. With or without basement, each plan has high merits. Living room with dining alcove, a combination of good things of life: fireplace, broad multiple front window graced by built-up flower box, dining space with oversized window will open on future breezeway with barbecue. Smartly-planned kitchen with laundry adjoining in basementless plan, or laundry can be placed in basement. Three bedrooms. Bath off hall. Generous storage. Exterior: cheerful simplicity and quiet dignity.

FOUNDATION: Poured concrete, full cellar or crawl space, steel or wood girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers, future breezeway and garage. **EXTERIOR FINISH:** Brick all around, asphalt roof shingles. **INTERIOR FINISH:** Oak floors, tile walls and floors in bath. Formica counter tops, plaster walls, stairs with cellar only.

PLAN No. L-9074

Overall Dimensions: 38'x26'
1,074 sq. ft.

Garage—248 sq. ft.

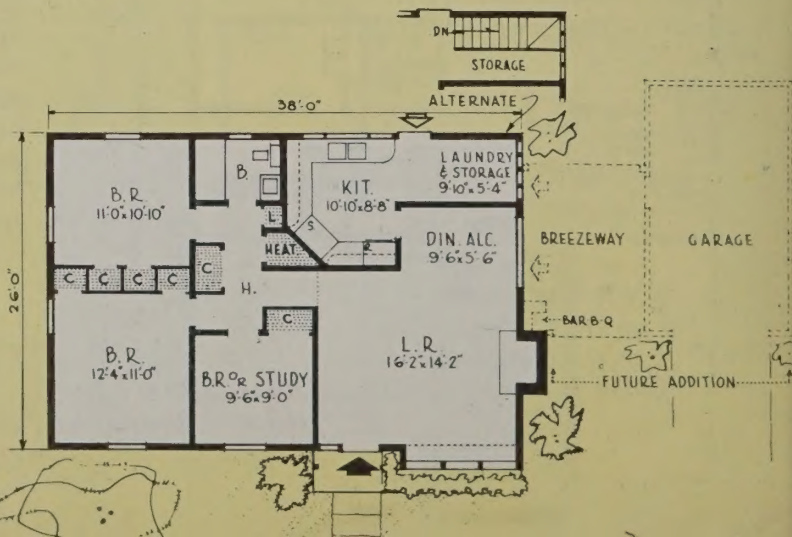
Breezeway—143 sq. ft.

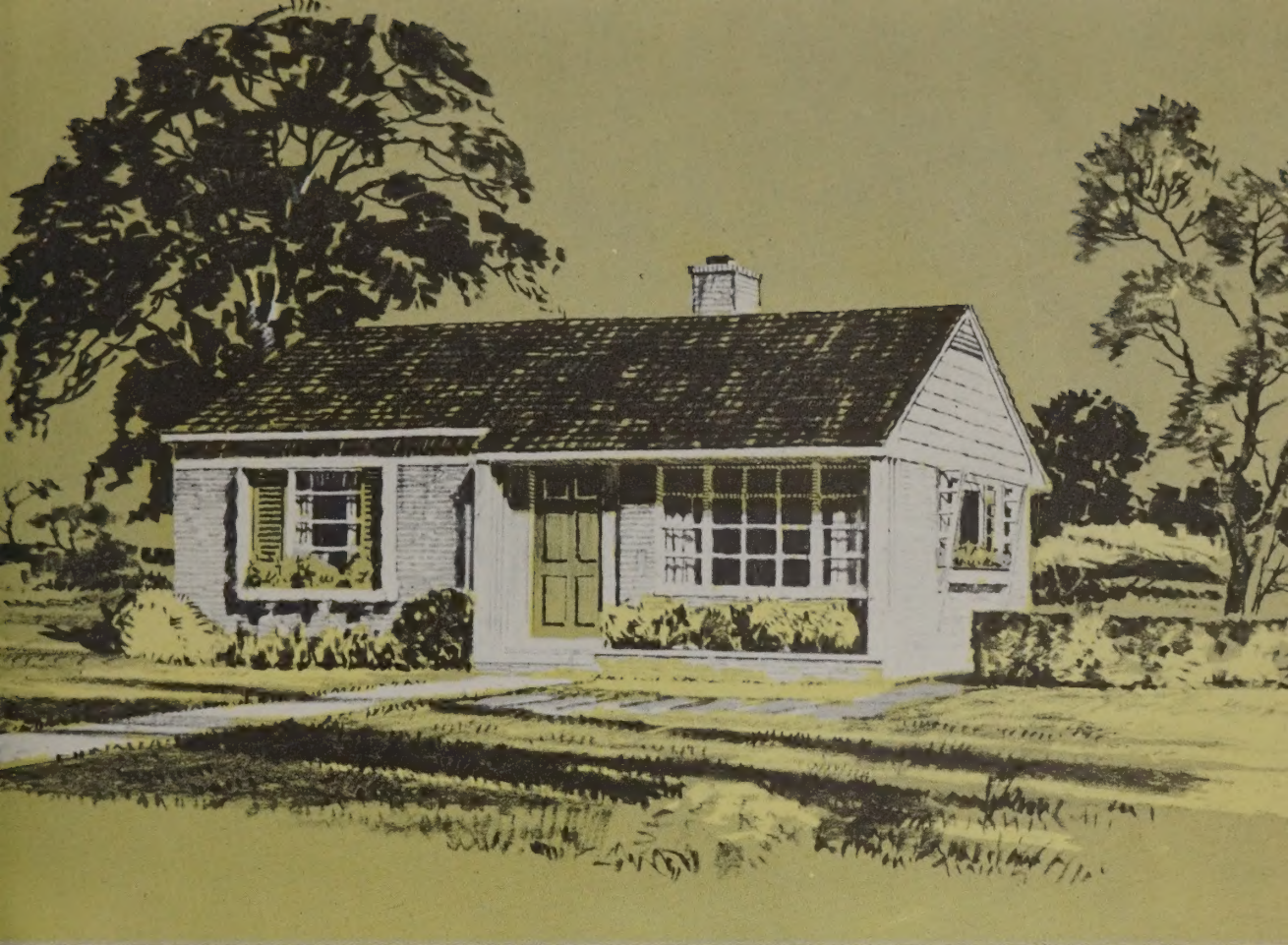
Cellar if built—7,872 cu. ft.

House—12,900 cu. ft.

Garage—2,604 cu. ft.

Breezeway—751 cu. ft.





**Built Square
For Economy—
Cozy and Snug**

THIS HONEYMOON COTTAGE is a sweetheart house. Designed to give the most practical home with least damage to family budget. Caters to the little woman's love of the pretty and different. Large and unusual window arrangements. Flower boxes. Wide roof overhang protects entrance balanced by built-up masonry planting box under broad living room window. Planned for economical construction, minimum maintenance, easy housekeeping and permanent enjoyment.

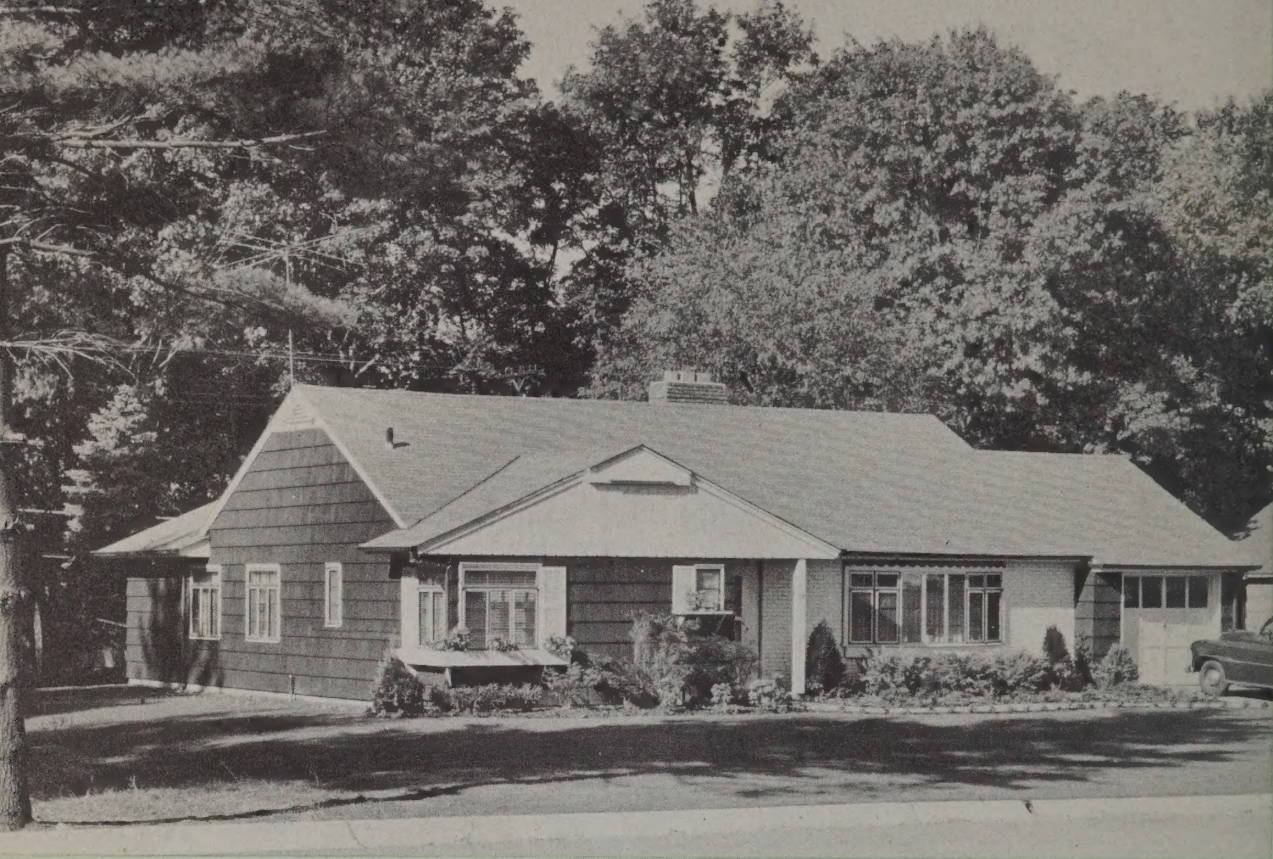


FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. STRUCTURE: Platform frame; wood joists, studs, rafters, subfloor, roofers; wood or rigid insulation sheathing. EXTERIOR FINISH: Brick veneer, asphalt roof shingles, brick plant boxes. INTERIOR FINISH: Oak floors, tile bath, sheetrock or plaster walls.

PLAN No. L-9342

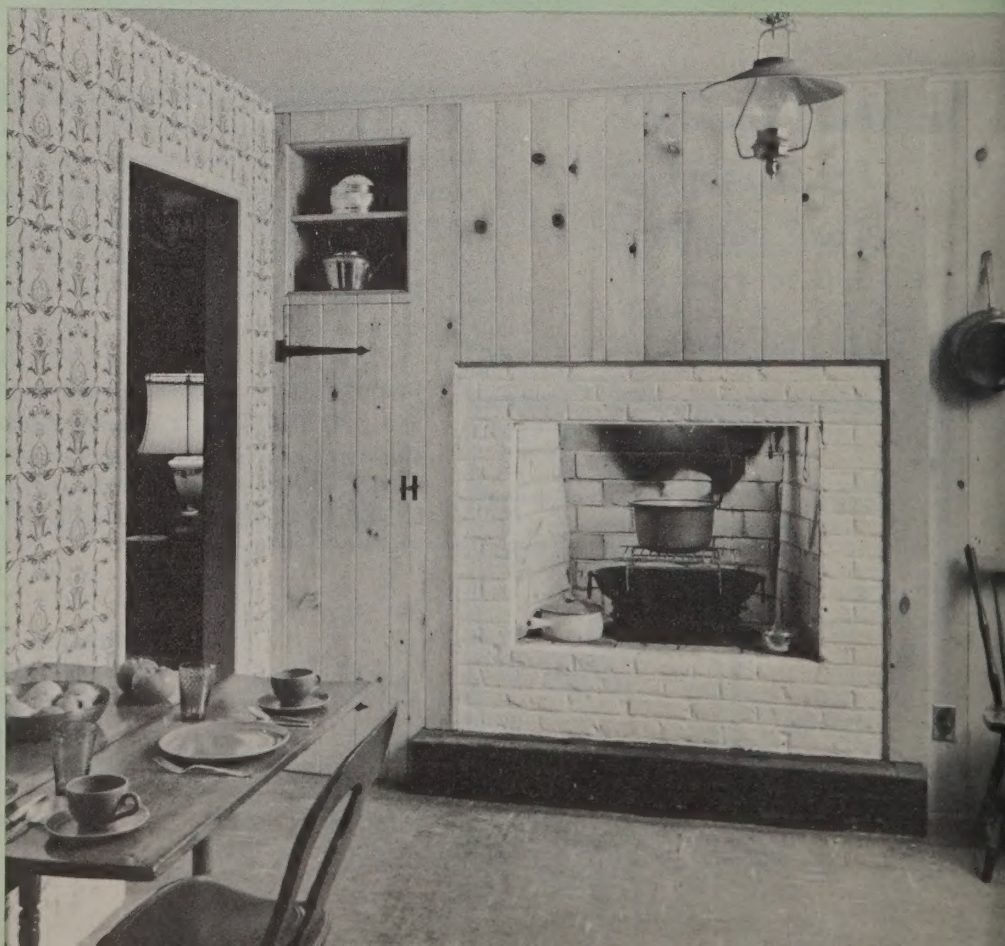
Overall Dimensions: 30'4"x25'6"
773 sq. ft.

Cellar—5666 cu. ft.
House—8,957 cu. ft.



HOW A DREAM comes true. Photograph above shows how artist's conception from plan opposite actually works out in construction. Naturally the house is more attractive than the drawing. Yet sketch is truly proportioned. Different windows were used.

SUNDAY NIGHT suppers in the warm glow of the fire. An atmosphere of "long ago" captured in modern home by Dutch fireplace in kitchen. This attractive feature in pine-paneled wall adds mellow touch.





Dutch Kitchen Goes Modern in a Blend of the Old and New

TWO FIREPLACES—one in unique, unmatched morning-evening snack room—Old Dutch type fireplace off sunny kitchen; second, more formal fireplace in large living room. Gracefully bowed front window. Corner windows in dining room face covered dining porch secluded by garage. Three bedrooms. Two baths, one with dressing room and three closets adjoining. Broken roof lines, neat proportions distinguish exterior

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUC-**
TURE: Platform frame; wood joists, studs,
rafters, subfloor, roofers, wood or rigid in-
sulation sheathing. **EXTERIOR FINISH:**
Brick veneer, wood shingles, vertical boards,
asphalt roof shingles, flagstone porches.
INTERIOR FINISH: Oak floors, tile bath,
Sheetrock or plaster walls.

PLAN No. L-9301

Overall Dimensions: 50'4"x40'5"

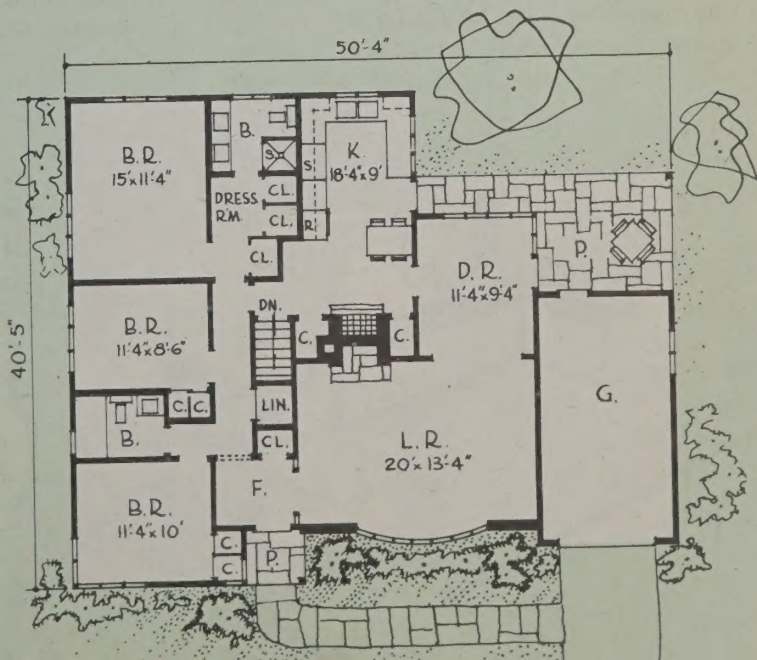
1,361 sq. ft. Garage—226 sq. ft.

Porches—rear—154 sq. ft.; front—22. sq. ft.

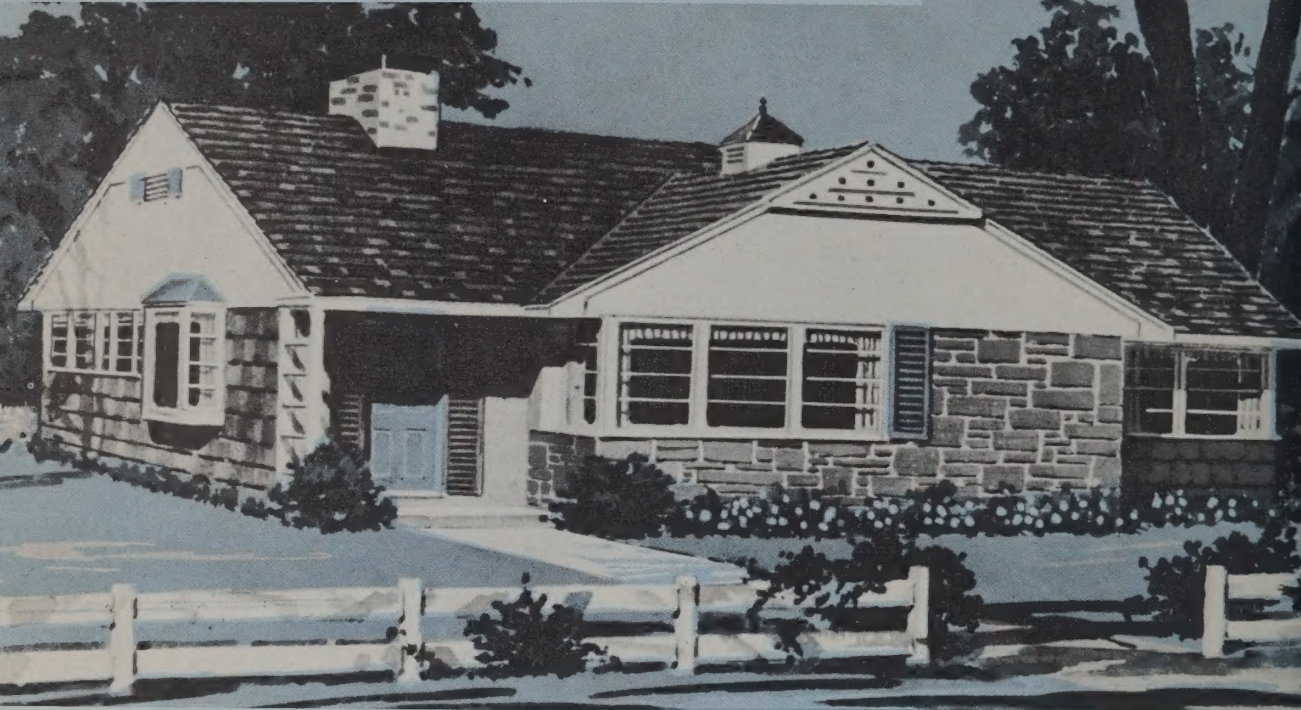
Cellar—9,976 cu. ft. House—19,001 cu. ft.

Garage—2,486 cu. ft.

Porches—rear—693 cu. ft.; front—99 cu. ft.



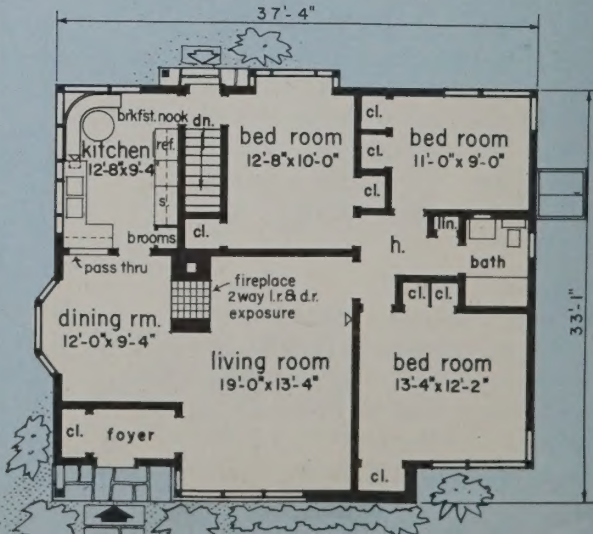
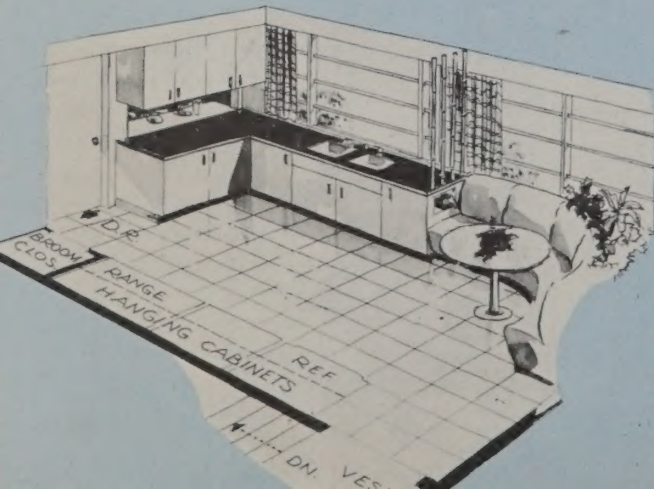
MORE THAN 500 homes have been built from this plan throughout U.S. and Canada. Special features: Two-way fireplace cheers both living room and dining room. Bay windows in dining room and rear bedroom. Curved breakfast nook in kitchen with space back of cushion for indoor plants. Cheerfully lighted kitchen shown in sketch. Ten closets, service vestibule.



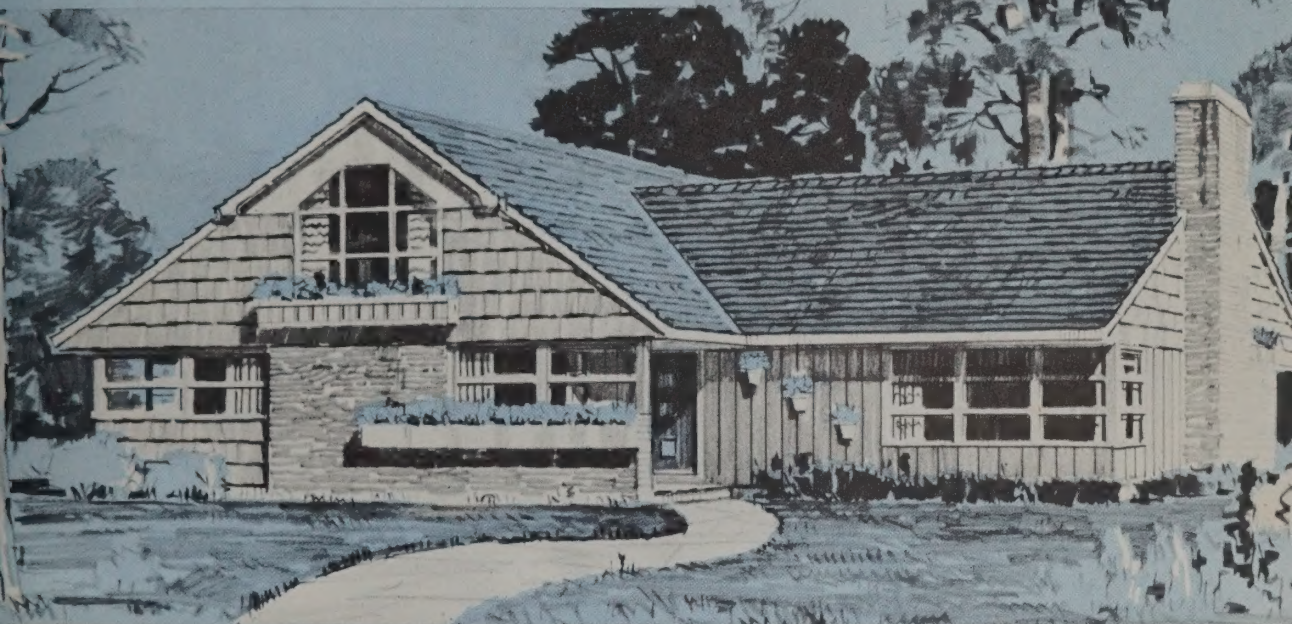
Best Seller Ideas Packed into Economy Construction

PLAN No. L-9329
 Overall Dimensions: 37'4"x33'1"
 1177 sq. ft. House—16,461 cu. ft.
 Cellar—8,627 cu. ft.

FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. STRUCTURE: Platform frame; wood joists, studs, rafters, subfloor, roofers; wood or rigid insulation sheathing. EXTERIOR FINISH: Stone veneer, wood shingles, asphalt roof shingles. INTERIOR FINISH: Oak floors, tile bath, formica counter tops, Plaster walls, Flush doors, two-way fireplace.



PICTURE WINDOWS upstairs and down, distinctly different placing of window boxes, contrast in brick, shingle and vertical siding—all catch and hold attention. Room arrangement, too, is different. Foyer is entered from a glassed porch. Living room to the right has fireplace and entrance to an extra large covered porch with barbecue. Left wing has dining room, kitchen with dining area in corner window; convenient split bath; expansion attic.



All American with a Continental Flavor

FOUNDATION: lally columns, poured concrete, full cellar. **STRUCTURE:** Wood joists, rafters, subfloor, roofers. **EXTERIOR FINISH:** Vertical boards, brick veneer, wood shingles, asphalt roof shingles, wood flower boxes, flagstone rear porch. **INTERIOR FINISH:** Oak main stairs, sheetrock or plaster walls, Formica counter tops, oak floors, tile bath.

PLAN No. L-9286

1st floor—1,153 sq. ft.; 2nd floor—360 sq. ft.

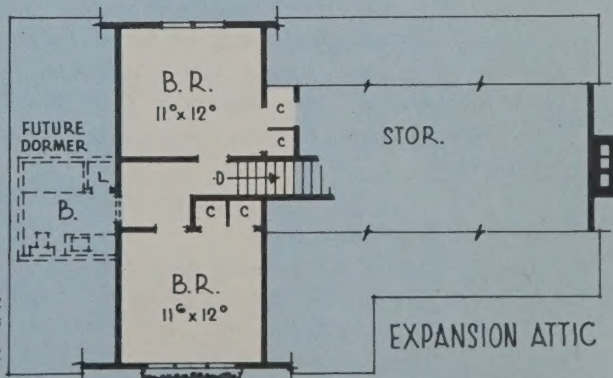
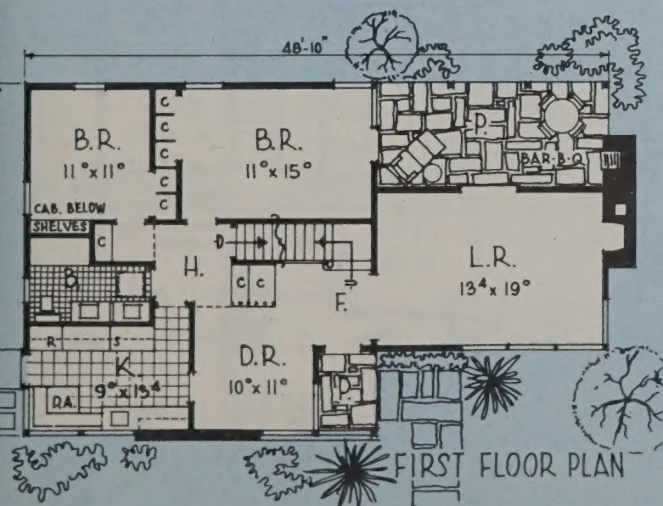
Rear porch—174 sq. ft.

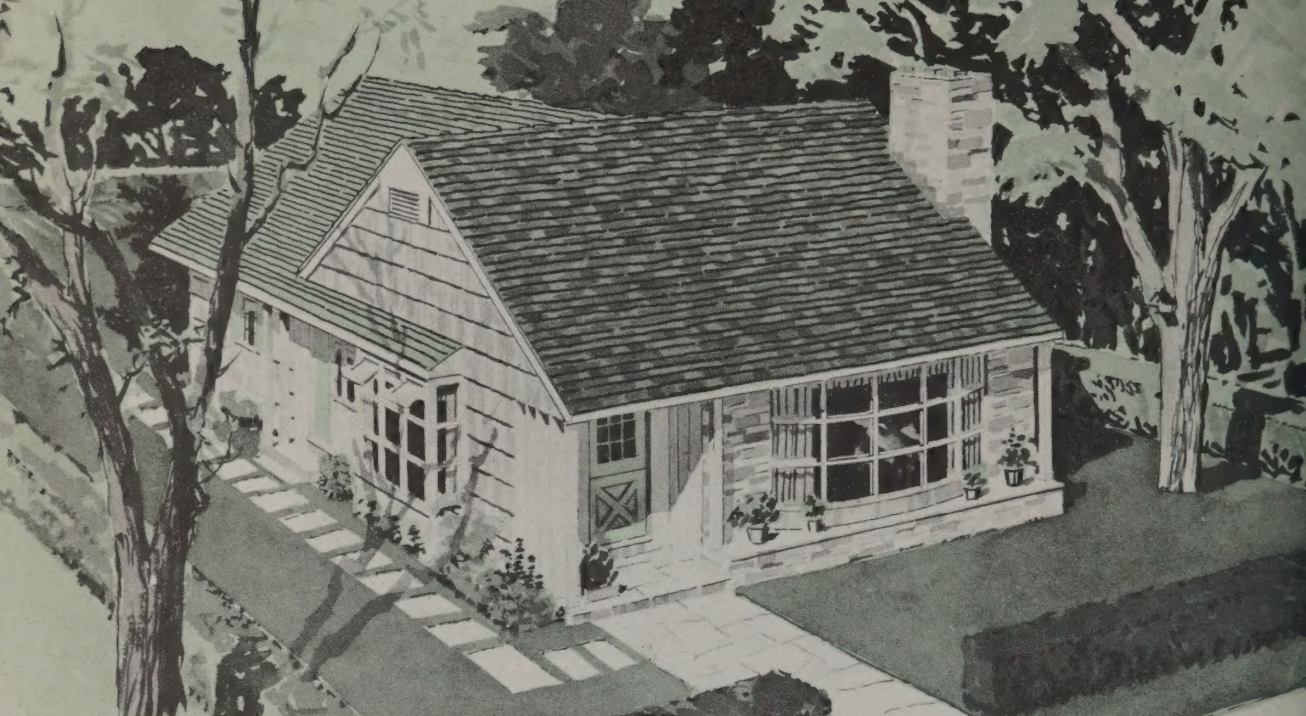
Overall dimension: 48'10" x 30'0"

Cellar—8,451 cu. ft.

House—19,188 cu. ft.

Porch—1,740 cu. ft.





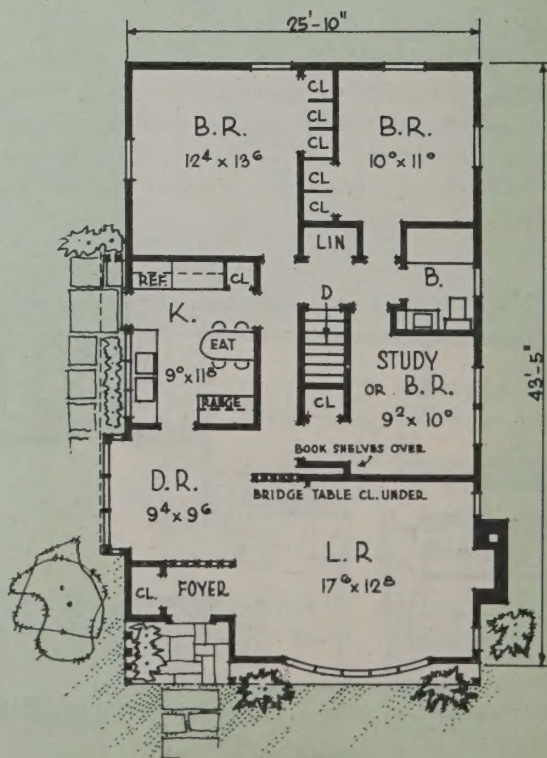
The House with a Smile and a Come-Hither Look

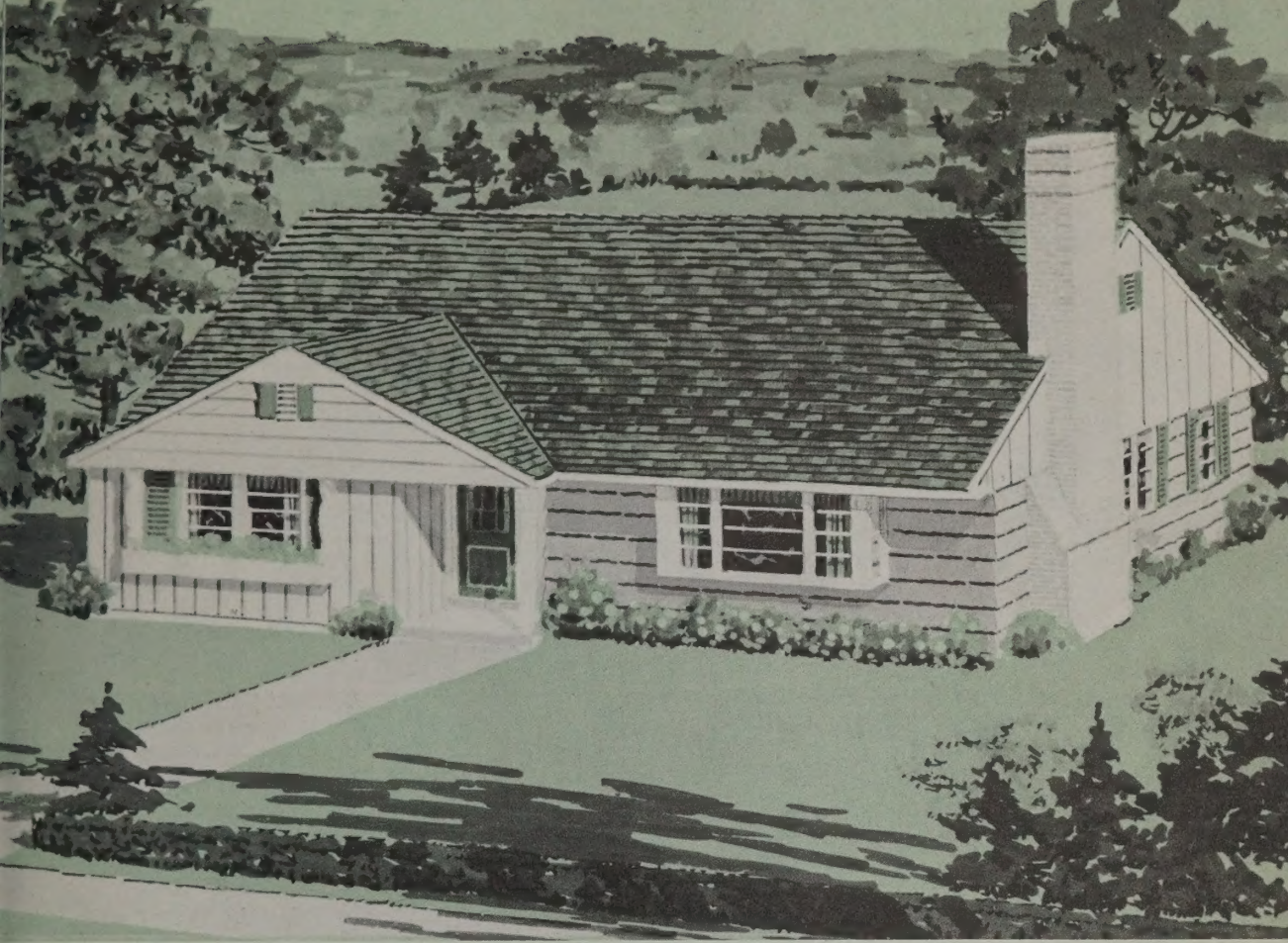
THIS LITTLE HOUSE packs a BIG surprise! Planned for a long, narrow lot, room arrangement is wonderfully compact. Combined living and dining rooms run across entire front of house. Made comfortable and enjoyable by beautiful curved bay window, fireplace, book shelves built over a clever closet that houses bridge tables. Hall leads to two bedrooms in rear. Third room convenient to dining room and bath good for study or sleeping. Covered entrance, wide window ledge and interesting roof lines add charm and a "difference."

FOUNDATION: Full cellar, steel girder. **STRUCTURE:** Wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing, platform frame. **EXTERIOR FINISH:** Stone, wood shingles, asphalt roof shingles, bow bay living room sash, stone chimney. **INTERIOR FINISH:** Oak floors, tile bath, Formica counter tops, drywall or plaster walls.

PLAN No. L-9261

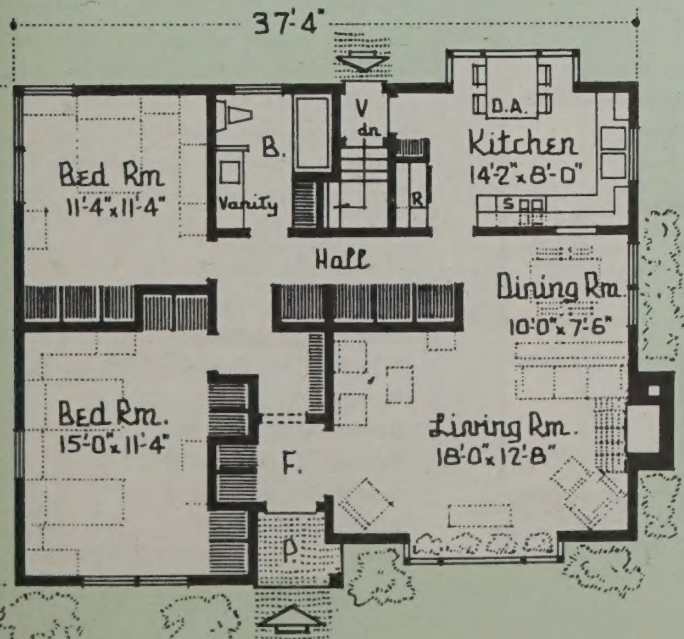
Overall Dimensions: 43'5"x25'10"
1,102 sq. ft.; Porch—27 sq. ft.
Cellar—8,077 cu. ft.
House—13,820 cu. ft.
Porch—144 cu. ft.





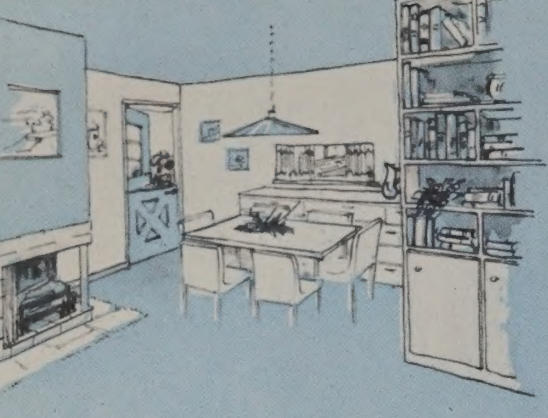
A JEWEL-BOX of a house. Center hall—no cross traffic (no cross people). Bathroom with two added 'frills—closet and vanity. Nice-sized living room with dining room combined, made something special by large fireplace and picture window. Good-sized windowed dining space in shiny kitchen. Two bedrooms with cross ventilation and a super-abundance of storage space. Exterior: horizontal and vertical siding and a charming "ruffle" around one multiple window.

A Budget House Neatly Planned for Small Family



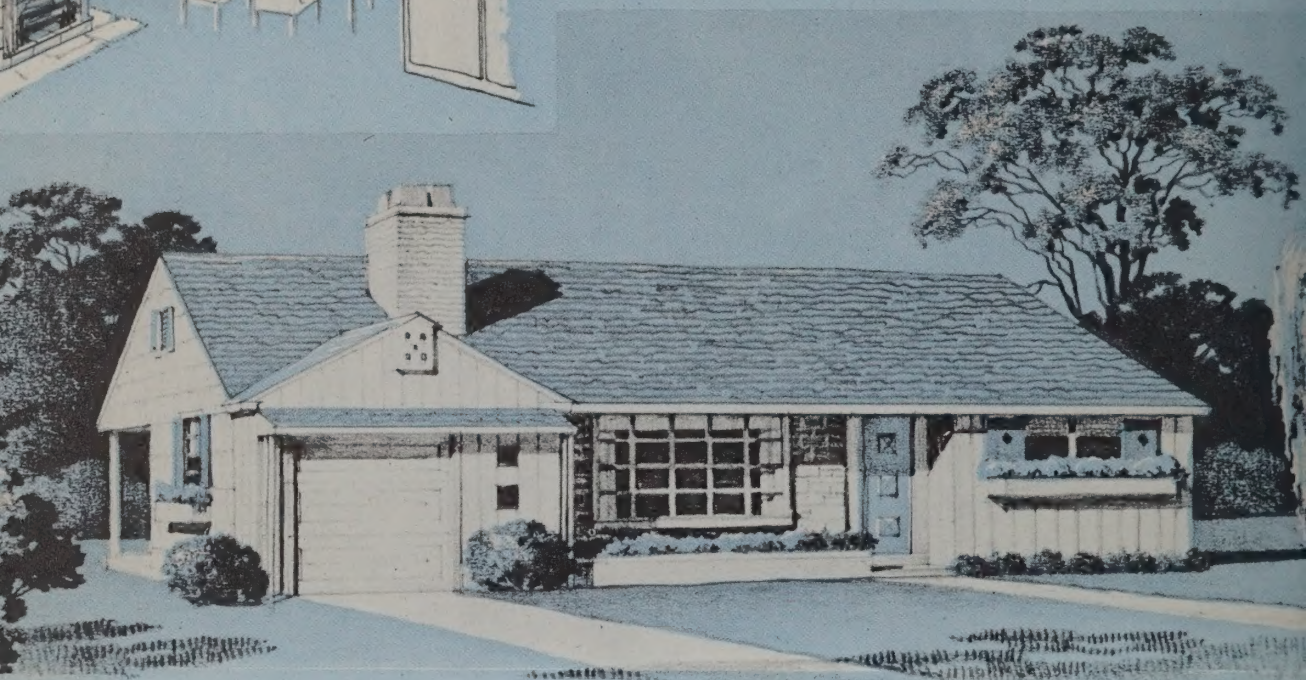
FOUNDATION: Full cellar, poured concrete. STRUCTURE: Wood joists, studs, rafters, roofers, subfloor, wood or rigid insulation sheathing. EXTERIOR FINISH: Wood frame bay window, asphalt roof shingles, wood shingles, vertical boards. INTERIOR FINISH: Brick fireplace, flush sliding doors for closets, sheetrock or plaster walls, Formica counter tops, oak floors, tile bath.

PLAN No. L-9281
Overall Dimensions: 37'4" x 30'0"; 1,068 sq. ft.
Cellar—7,828 cu. ft.; **House—**13,843 cu. ft.



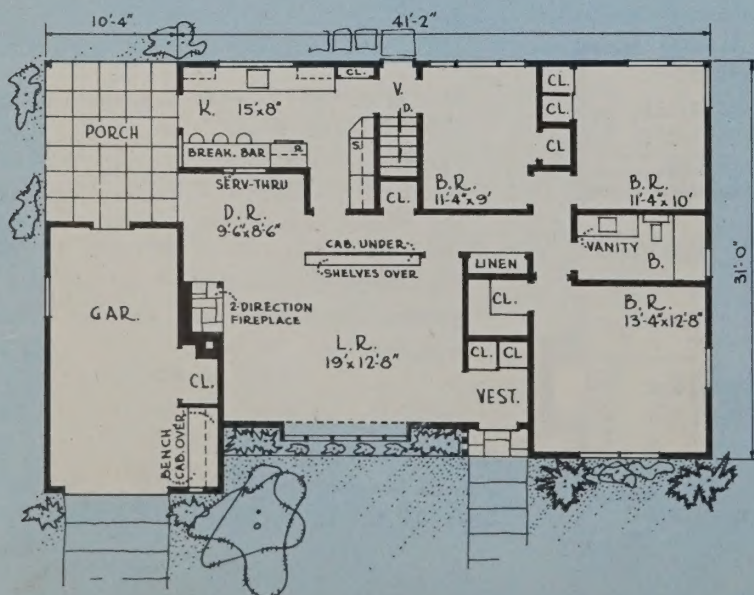
CORNER FIREPLACE warms and brightens both living room and dining room. Storage wall adds convenience.

A Pride to Own — A Joy to Live In



THE HOUSE INGENUITY PLANNED. From the pleasing, harmonious front facade to the grand covered porch in rear, a pride and a joy. No ordinary kitchen this! —A door opens on to a covered porch, a breakfast bar has a serve-through to dining room. A vanity graces the bath off a hall. Two direction fireplace, with bookshelves and cabinets within arm's reach. Smiling over all, a multiple front window.

FOUNDATION: Steel girder, poured concrete. **STRUCTURE:** Subfloor, wood joists, platform frame, studs. **EXTERIOR FINISH:** Stone veneer, vertical boards, asphalt roof shingles, brick plant boxes, concrete floor porch. **INTERIOR FINISH:** Brick corner fireplace, Dutch door in dining room, sheetrock or plaster walls, tile bath, oak floors.



PLAN No. L-9162

Overall Dimensions: 51'6"x34'0"

1,183 sq. ft.; Garage—223 sq. ft.

Porch—125 sq. ft.

Cellar—8,671 cu. ft.

House—18,506 cu. ft.

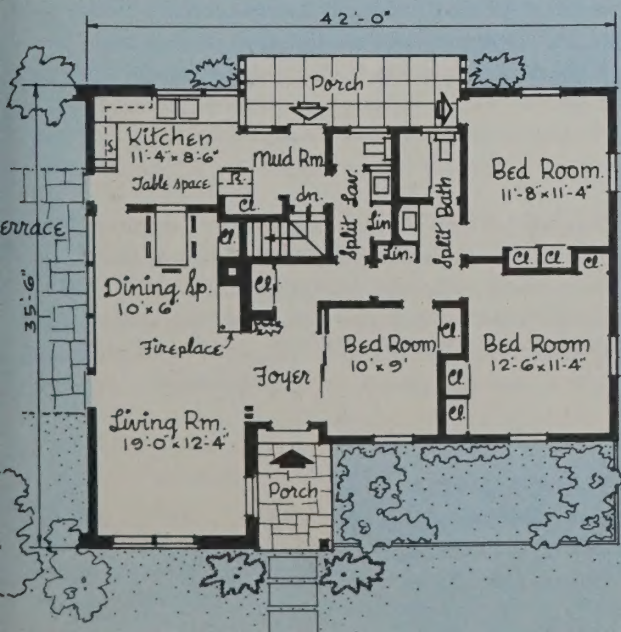
Garage—2,007 cu. ft.

Porch—1,125 cu. ft.



A HOUSE THAT loves children. Makes cleaning up fun and easy. Mud room off kitchen, split bath and split lavatory—specialties for both small fry and family gardeners. A 29-foot living room has dining space at kitchen end. Corner fireplace, centrally located, can be enjoyed from all angles. Wide window wall faces terrace. Entrance to garden porch from master bedroom. Sliding partition can merge front bedroom-study with foyer and living room.

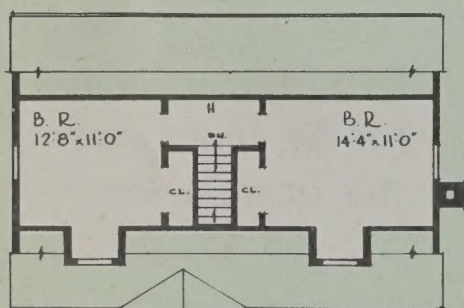
Happiness Unlimited For the Young and The Young in Heart



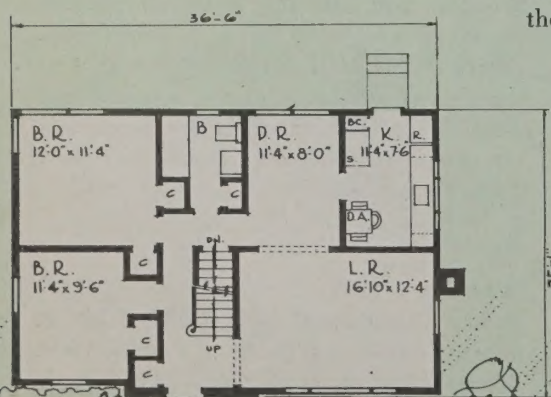
FOUNDATION: Steel girder, lally columns, full cellar, poured concrete. **STRUCTURE:** Wood or rigid insulation sheathing, platform frame, roofers, wood joists, subfloor, studs, rafters. **EXTERIOR FINISH:** Stone, wood shingles, asphalt roof shingles, concrete floor porch. **INTERIOR FINISH:** Oak floors, two-way fireplace, tile bath, plaster or drywall walls, Formica counter tops.

PLAN No. L-9208

Overall Dimensions: 42'0"x35'6"; 1,188 sq. ft.
Rear Porch—65 sq. ft.; Front Porch—54 sq. ft.
Cellar—8,708 cu. ft.; House—15,541 cu. ft.
Rear Porch—520 cu. ft.; Front Porch—432 cu. ft.



FUTURE SECOND FLOOR



FIRST FLOOR PLAN

For the Young and Growing Family: An Investment in Security

A SNUG AND PRACTICAL beginning to a life with a future. This story-and-a-half, rectangular style of house, the unquestioned economy in house design. Center hall and basement most desirable. Living room and dining room run from front to rear of house. Kitchen has space for breakfasting. Substantial, snug exterior, with new smart decorative effect achieved by the use of shutters at both windows and door.

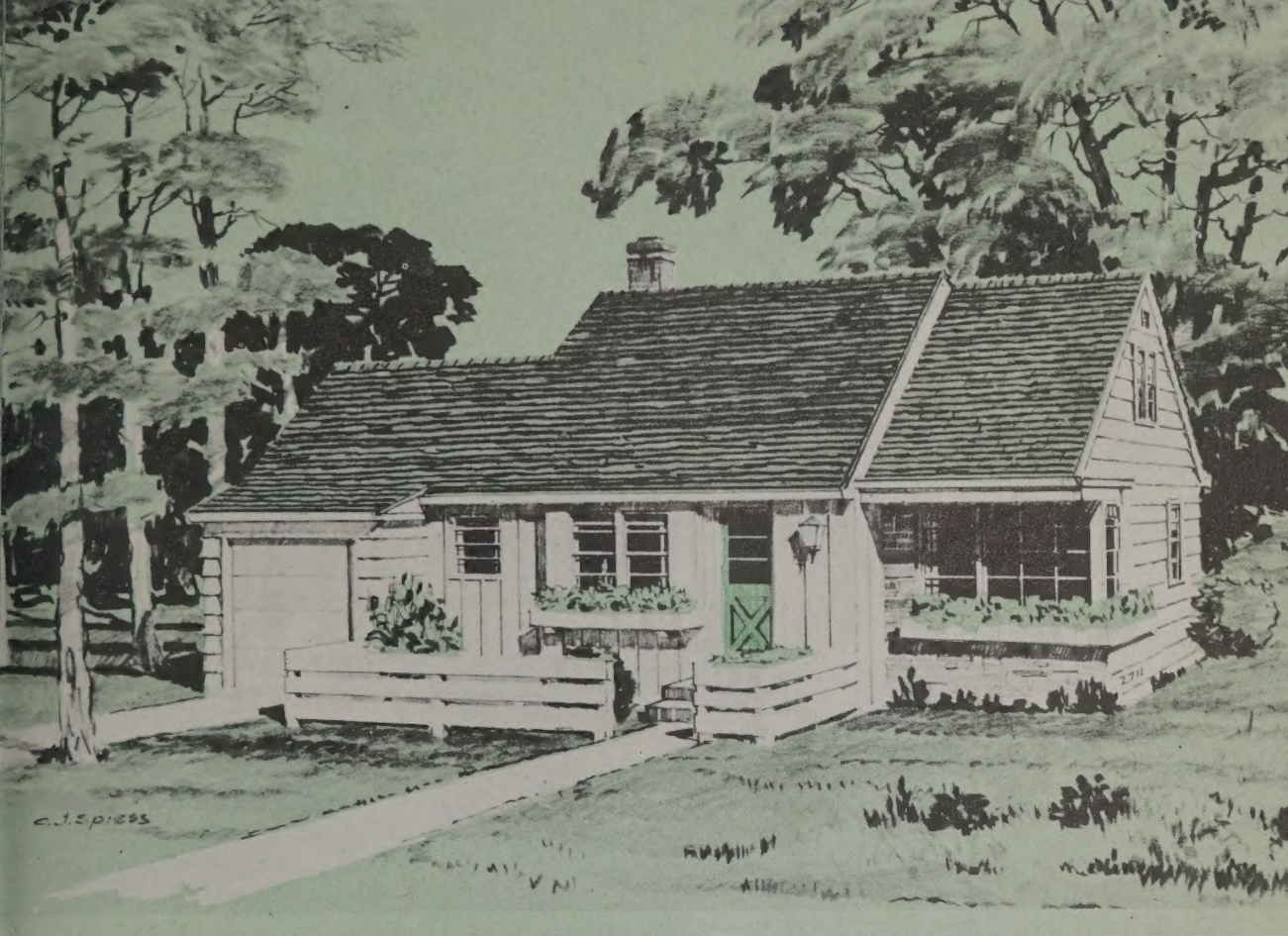
FOUNDATION: Poured concrete, full cellar. **STRUCTURE:** Wood double hung sash, platform frame, sub-floor, wood joists, rafters, studs. **EXTERIOR FINISH:** Brick veneer, wood shingles, asphalt shingles, brick chimney. **INTERIOR FINISH:** Oak main stairs, oak floors, tile bath, plaster or sheetrock walls.

PLAN No. L-9354

Overall Dimensions: 36'6" x 23'10"; 1st Fl.—903 sq. ft.

2nd Floor—399 sq. ft.; Cellar—6,619 cu. ft.

House—13,553 cu. ft.

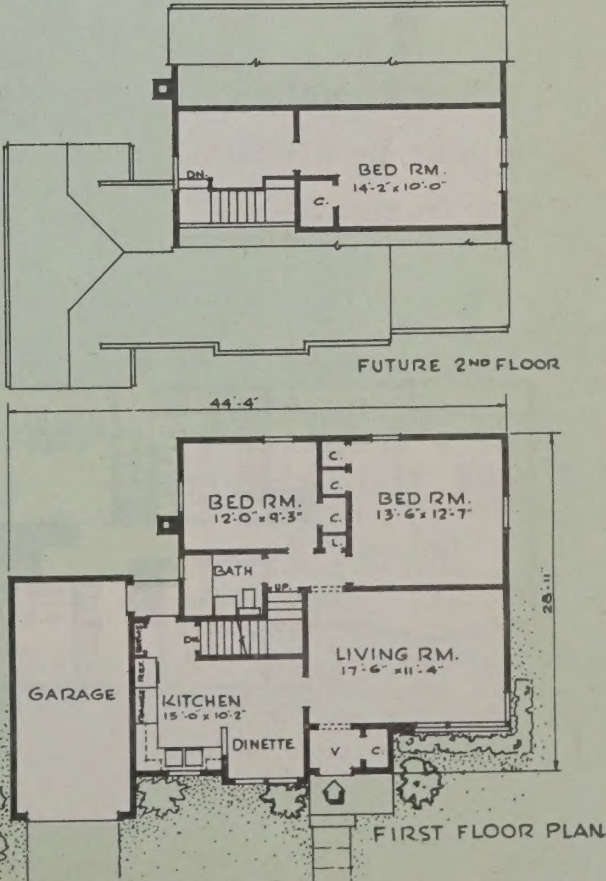


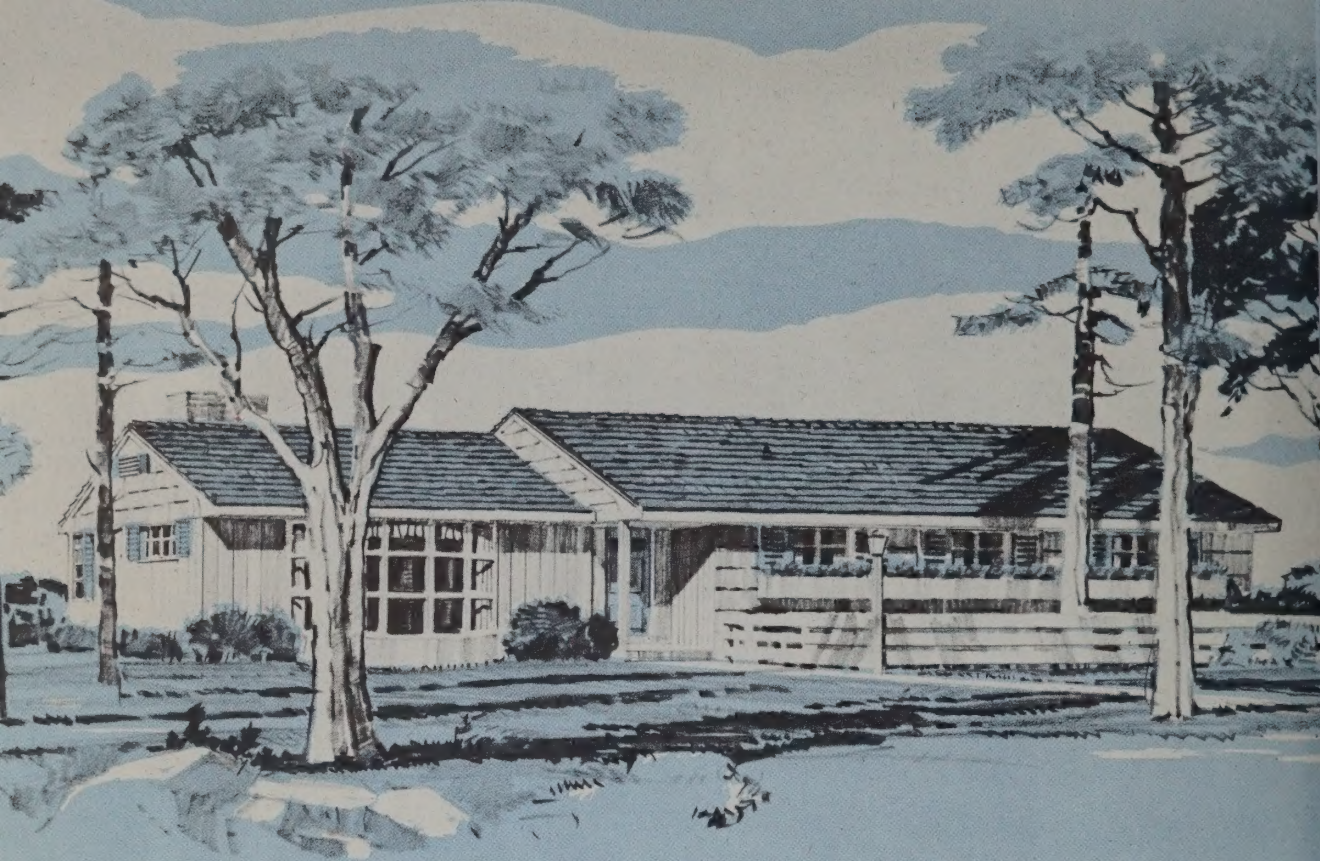
Cozy, Snug and Homey — No Strain on Family Budget

PUTS THE PRETTIEST face on economy. Rare combination of good looks, good taste, and thrift. First floor adequate for first years, space for future third bedroom on second floor. Full basement allows for expansion and fun. Over-sized kitchen has large windowed dinette. Gay note in flower box outside kitchen window. Two bedrooms in rear with cross ventilation and convenient bath. Living room has multiple corner window adding smart, modern touch. Garage entered from kitchen vestibule.

FOUNDATION: Steel girder, lally columns, full cellar, poured concrete. STRUCTURE: Wood joists, studs, rafters, subfloor, roofers. EXTERIOR FINISH: Vertical boards, stone veneer, wood shingles. INTERIOR FINISH: Oak floors, tile bath, Formica counter tops, plaster or sheetrock walls, flush doors.

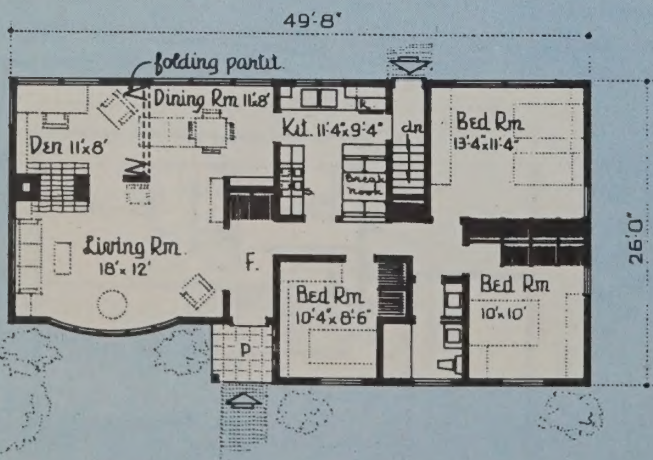
PLAN No. L-9092
Overall Dimensions: 44'4"x32'5"; 1st Fl.—933 sq. ft.
2nd Fl.—299 sq. ft.; Garage—234 sq. ft.
Cellar—7,464 cu. ft.; House—13,284 cu. ft.
Garage—2,340 cu. ft.





Low Rambling Modern — A House of Many Moods

VERY FLEXIBLE, very efficient plan. Example of the best, most modern in architectural design. Living room, dining room and den can be enjoyed as individual rooms or opened into an oversized single living room by use of folding partition. Two-way fireplace creates feeling of two separate living areas and allows for independent groupings for TV and social gatherings. All rooms easily accessible from entrance foyer. Ample kitchen with breakfast nook. Extra lavatory in the split bath.



FOUNDATION: Poured concrete, full cellar, lally columns; steel girder. **STRUCTURE:** Platform frame; wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Wood shingles and vertical boards; asphalt roof shingles. **INTERIOR FINISH:** Oak floors, tile bath, Formica counter tops, plaster or sheetrock walls, 2-way brick fireplace.

PLAN No. L-9277

Overall Dimensions: 49'8" x 26'0"

1,178 sq. ft.

Cellar—8,635 cu. ft.; House—12,958 cu. ft.

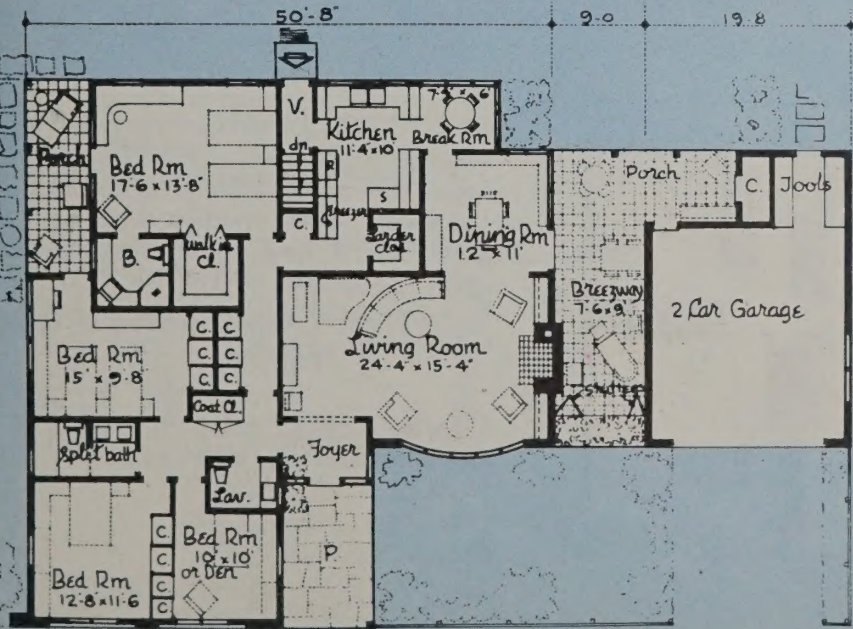
BIG, BEAUTIFUL, LUXURIOUS. Great sweep of living room and dining room most impressive. Directly off the dining room a breezeway and porch (see sketch). Extraordinary master bedroom with its own covered porch, bath and walk-in closet. Two bedrooms share a split bath, a top-notch new idea. Fourth bedroom or den easily accessible to lavatory that is part of foyer unit. Kitchen has ample larder closet and freezer space. Windowed breakfast room for informal dining. Fenced-in front yard. Exterior one of dignity and taste.



A Luxury House for Those Who Can Afford the Best

FOUNDATION: Full cellar, poured concrete. **STRUC-
TURE:** Platform frame: wood joists, subfloor, sheathing.
EXTERIOR FINISH: Stone veneer, vertical boards,
wood shingles, stone plant box with louvered shutters
above, flagstone floor breezeway. **INTERIOR FINISH:**

Oak floors, tile bath, plaster
or sheetrock walls, brick fire-
place.

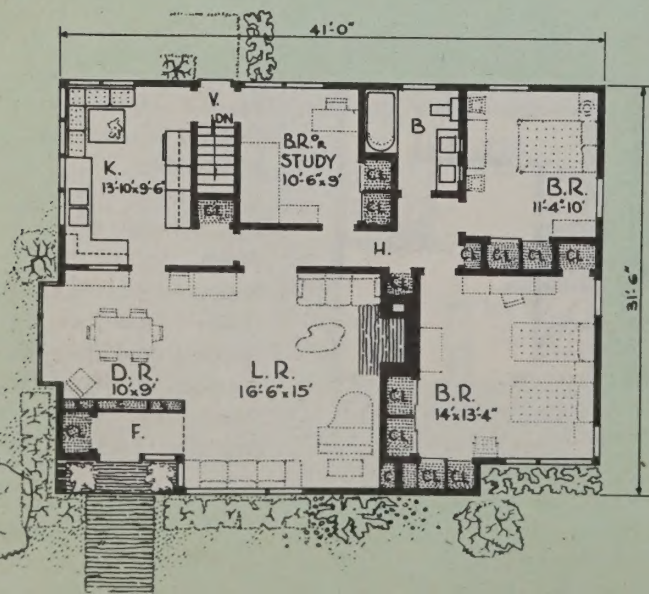


- PLAN No. L-9311**
- Overall Dimensions:**
79'4"x50'2"
- 1,943 sq. ft.
- Garage—460 sq. ft.
- Porch—110 sq. ft.
- Breezeway—243 sq. ft.
- Cellar—14,242 cu. ft.
- House—26,428 cu. ft.
- Garage—5,750 cu. ft.
- Porch—500 cu. ft.
- Breezeway—1,453 cu. ft.



The Charm of Simplicity Gives a Maximum House with Minimum Building

COMFORTABLE, SOLID, practical cottage-type house. Compactly planned. Economical to build, heat and maintain. Brick or masonry front. Shingle or clapboard sides and rear. Distinctive corner windows enhanced by large window boxes. Hospitable entrance foyer with closet. Oversized living room with massive fireplace and unbroken sweep into dining area. Beautiful kitchen with breakfast nook, corner windows to capture sunshine. Child's study room adjacent to rear vestibule. Double lavatory in bath. 14 closets!



FOUNDATION: Poured concrete, full cellar, lally columns, steel girder. **STRUCTURE:** Platform frame, wood joists, studs, rafters, subfloor, roofers, wood or rigid insulation sheathing. **EXTERIOR FINISH:** Brick veneer, wood shingles, asphalt roof shingles. **INTERIOR FINISH:** Oak floors, tile bath, Formica counter tops, plaster or sheetrock walls.

PLAN No. L-9291

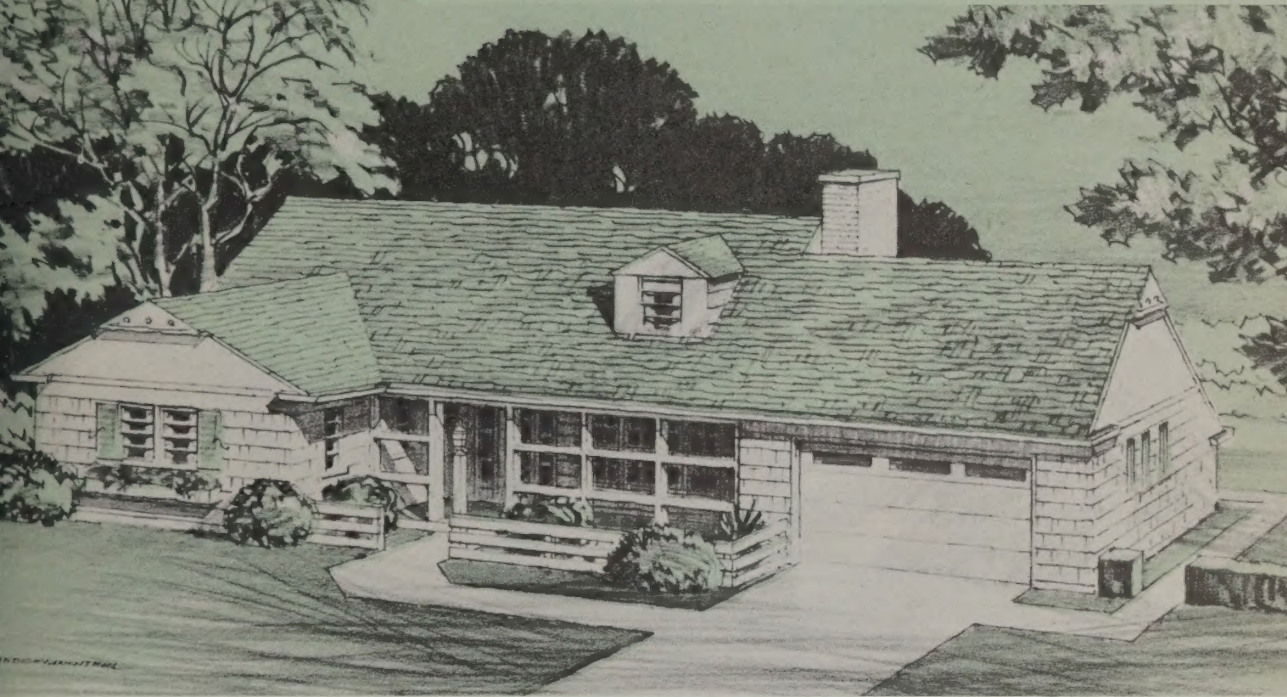
Overall Dimensions: 41'0"x31'6"

1,273 sq. ft.

Cellar—9,331 cu. ft.

House—18,984 cu. ft.

IT KEEPS ITS secret well. Has the look of a one-story ranch house, yet it boasts two bedrooms and bath on second floor. Living room runs front to rear and sweetens life with fireplace, window-wall and cool restful evenings on covered porch. Kitchen is well-placed between laundry and dining room. One large bedroom, bath and powder-room lavatory near entrance foyer. Storage space galore.



The House with the Dual Personality

FOUNDATION: Full cellar, poured concrete. **STRUCTURE:** Sub-floor, rafters, studs, wood joists, platform frame. **EXTERIOR FRAME:** Wood shingles, asphalt roof shingles, flagstone floor porches, wood frame trellis on porch. **INTERIOR FINISH:** Wood storage wall, main stairs oak, plaster or sheetrock walls, tile bath.

PLAN No. L-9088

Overall Dimensions: 67'8" x 38'0"

1st Floor—1,323 sq. ft.

2nd Floor—864 sq. ft.

Garage—541 sq. ft.

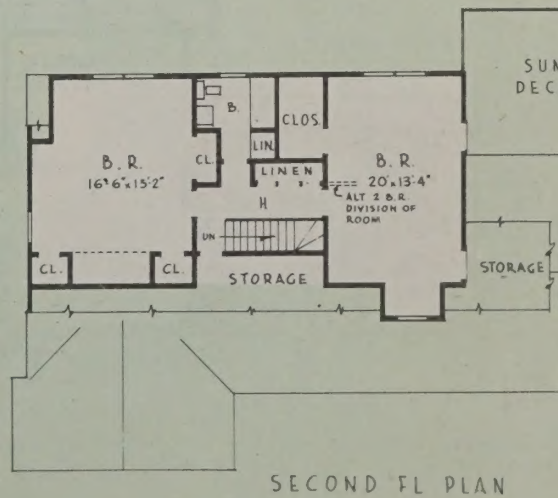
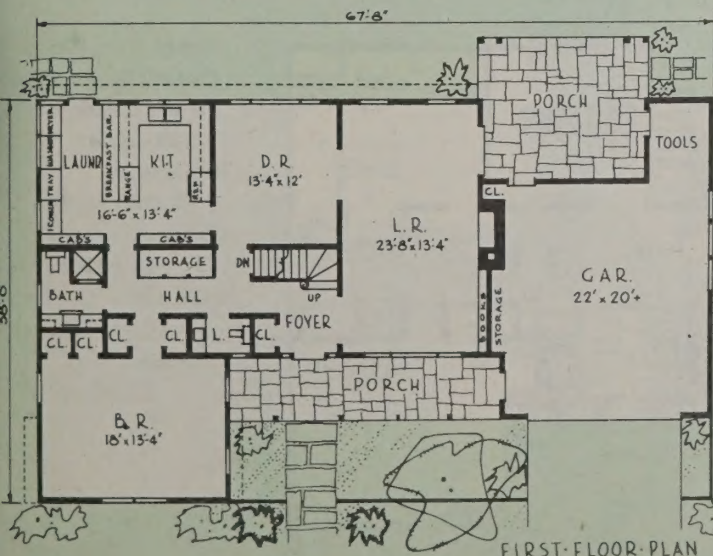
Porch—240 sq. ft.

Cellar—9,697 cu. ft.

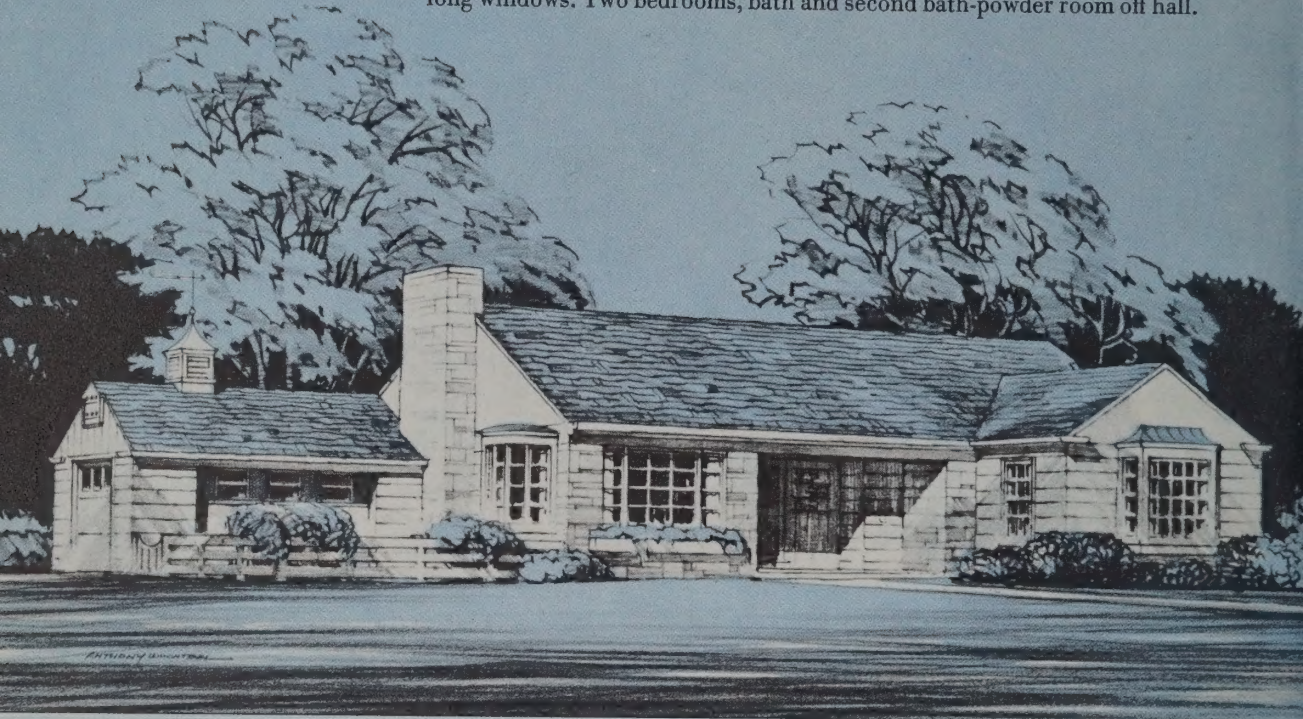
House—21,076 cu. ft.

Garage—9,697 cu. ft.

Porch—2,160 cu. ft.

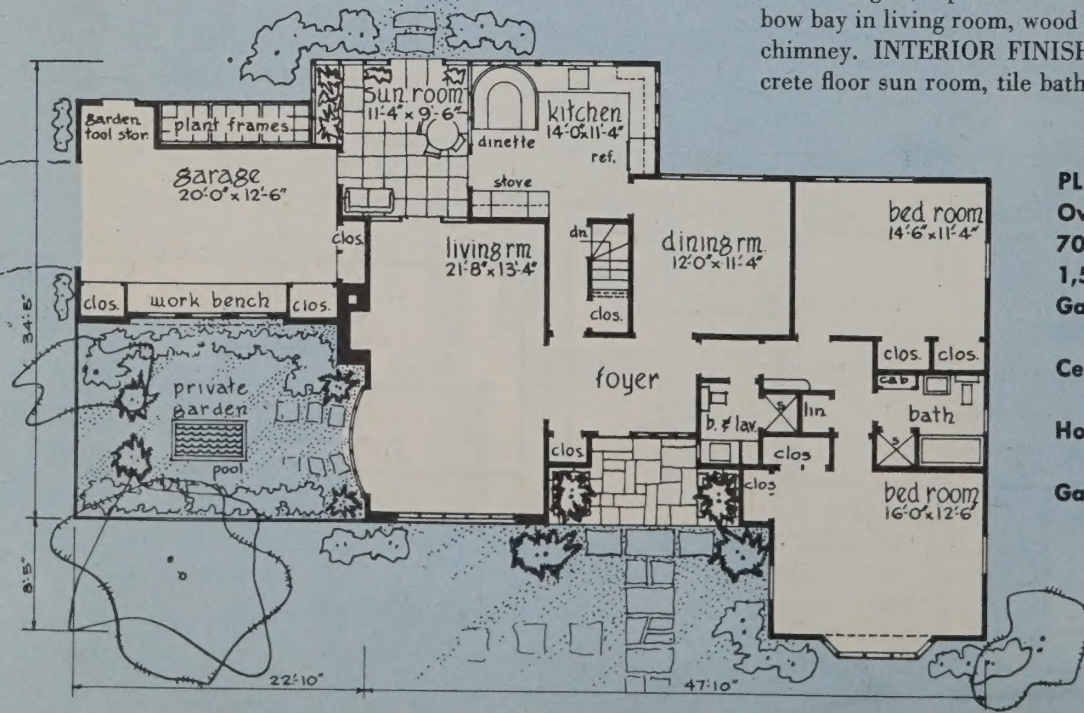


PLANT FRAMES, SUN ROOM, private garden with pool, garden tool storage—it adds up to Paradise for the outdoor devotee. A graceful, bowed bay makes the rich beauty of the garden one with the living room. Door in rear leads to covered sun room that is accessible to kitchen. Dinette in windowed corner of ample kitchen. Separate dining room with long windows. Two bedrooms, bath and second bath—powder room off hall.



For a Richer, Fuller Life Both Indoors and Outdoors

FOUNDATION: Steel girder, full cellar, poured concrete. **STRUCTURE:** Roofers, subfloor, platform frame. **EXTERIOR FINISH:** Stone veneer, wood shingles, asphalt roof shingles, wood frame bow bay in living room, wood plant frames, stone chimney. **INTERIOR FINISH:** Oak floors, concrete floor sun room, tile baths.



PLAN No. L-9062
Overall Dimensions:
 70'8" x 42'10"
 1,503 sq. ft.
Garage—
 280 sq. ft.
Cellar—
 11,016 cu. ft.
House—
 19,784 cu. ft.
Garage—
 2,800 cu. ft.

What Does a Blueprint Say?

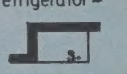
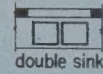
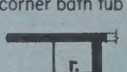
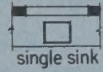
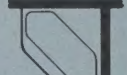
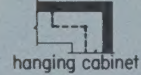
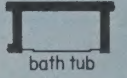
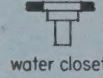
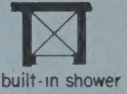
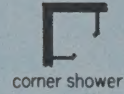
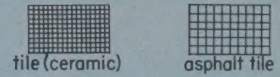
SOME PEOPLE THINK a blueprint is just a hodge-podge of lines and abbreviations. That is not so.

A blueprint is a long and fascinating story told in a very small space. It uses lines and symbols and *your imagination* to project a full-sized, beautiful house up from a piece of paper. The lines and symbols are simple to understand once you learn what they mean. Maybe this will help.

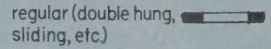
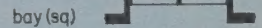
A floor plan is a study of the space, shape and arrangement of things to come. It shows walls, location of windows and doors, partitions and novel features in small scale, but in exact proportion to what they will be in the completed house.

The plan below with the sketches should be studied carefully. The sketches are 3-dimensional illustrations of the features outlined on the horizontal plan. Visualize a plan as a completed house which has been sawn through horizontally so that it has been cut through walls, windows, doors, stairs, chimney, etc. Then the top is lifted off and what you see looking down is a plan—solid heavy lines are walls; breaks are windows and doors. When you get good at looking at plans you can imagine these vertical features by just looking at floor plan outline.

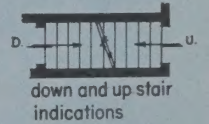
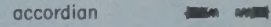
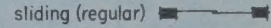
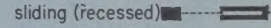
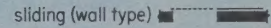
Now, study the abbreviations and symbols used to denote windows, doors, walls, fireplaces and built-ins. These are found on home plans the world over, for the blueprint is a universal language that tells what your house will be like someday.



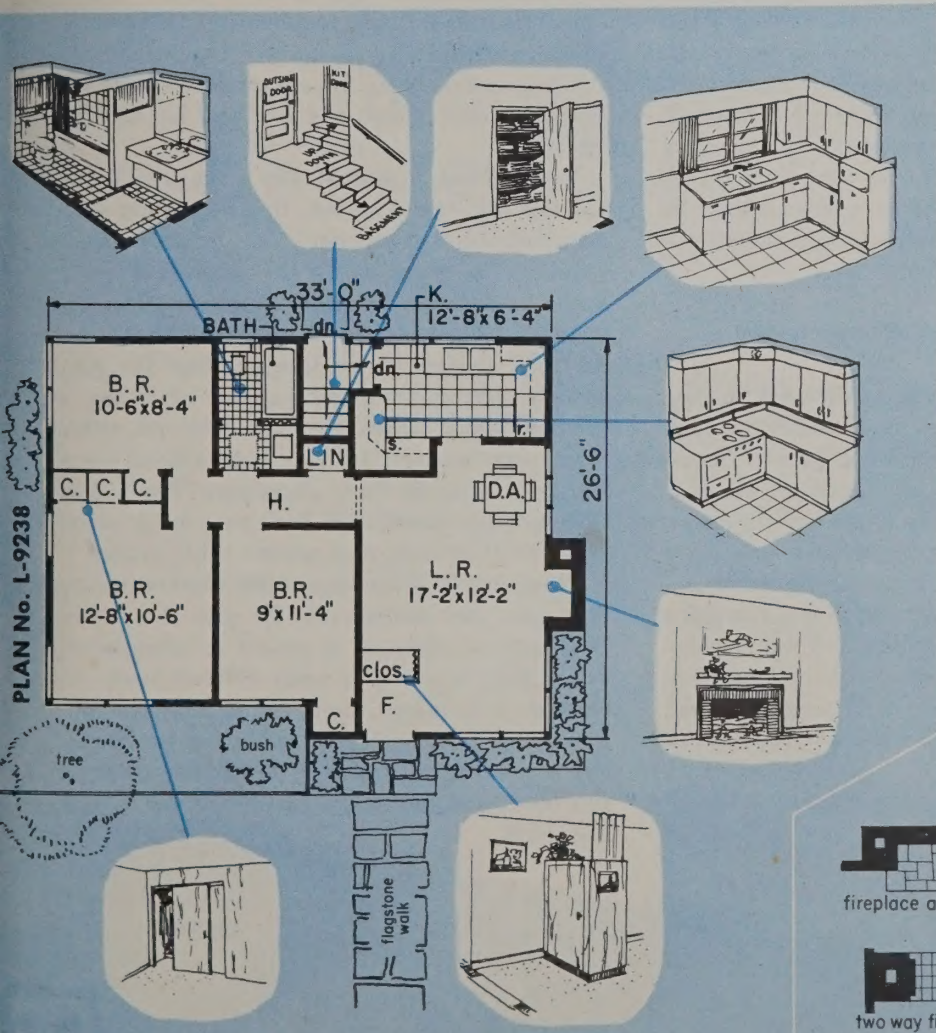
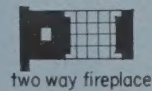
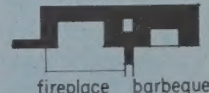
windows



doors



fireplaces



What to Do . . .

AFTER YOU GET YOUR BLUEPRINTS

IF YOU HAVE found a plan you like among these 53 fine homes and have ordered blueprints for it, there is an orderly and time-saving way to do something about these plans.

If you already own a lot, you must have selected a plan that will fit it. If not, you will then need to look for a lot that will provide a handsome, roomy setting for the house. Avoid narrow lots for wide-front houses. Unless you're the rugged type, don't buy too big a lot—because grass-cutting and snow shoveling are work.

With a place to build your house all settled and (hopefully) paid for, next study your plan for any possible alterations you might want. Don't wait until the house is under construction to make changes. The extra charges on the job will ruin your budget. So, take the plans to a local architect or builder and tell them what changes you want. Make changes now, before you get an estimate on the cost of building in your community.

Pick out the most reliable builder you can find. If you don't know who he might be, ask your building materials dealer. He knows them all. Ask this contractor to bid on your house, or at least give you a pretty firm idea about what it will cost to complete your home.

Getting the Money You Will Need to Build

Now, unless you are rich, you'll need building money. You will at least have to have enough for a down payment on the whole project. Sometimes outright ownership of a good lot will constitute enough of an equity to get a mortgage on the whole house. But it's best to have some extra cash on hand to take advantage of the best financing arrangement you can make. When you find a loan source—a bank, a building and loan association, an insurance company or a private mortgage house—that is interested in your project and will arrange good interest rates and payment terms, make a loan application.

This is a good time to consult a lawyer for advice about the numerous papers you will have to

sign to get your project underway without encountering legal hitches.

When your construction loan is granted, take out insurance on your project to protect the loan. This insurance will include fire and personal liability policies and possibly other kinds of protection your lawyer may suggest.

Now is the time to get that contractor to give you a firm bid on the construction and equipping of the house. Be sure that you understand each other about the type of heating equipment that will be installed, the amount and price range of the hardware you want, and the make and style of bath and kitchen appliances you prefer. If you want special woodwork, figure on it now; and if you want different types of finished floors in various areas of the house, decide on that at once, too, because this may require slightly different sub-floor levels.

If you and your builder are agreed on specifications and cost, clinch the deal and let him get started.

You will find, if your builder is the reliable fellow that you hoped he was, that he can get your job along better if you don't interfere too much. Keep a close check-up on the progress of your house to see that the right materials and equipment are being used. But don't go on the job and ask the workmen to do special things for you, such as adding a window here or extending a partition there. These are extra jobs not called for in your contract. Ask your builder about them and get a price on these alterations. You might, when you get the estimate, back away fast because extras cost far more than normal construction.

There may be delays due to bad weather, wrong deliveries, and mishaps on the job. Don't tear your hair out about it. A project as complicated as a house, requiring as many different trades to complete it as it does, is not an assembly-line job. Be patient. Your home will be built in good time, and if it is erected from any of the fine plans in this book, you will have a fine house and a good life ahead.





RUDOLPH A. MATERN, ARCHITECT
90-04 161st STREET • JAMAICA 2, L.I.N.Y. • REPUBLIC 9-1085

Dear Reader:

The very first thing I want to do is to express my sincere thanks to you for your interest in this book, the end of many months of preparation. Also I extend my appreciation to the many people who have contributed their best efforts in making it truly a book of homes for everybody.

The illustrations by Charles J. Spiess, George L. Scheffler, and Anthony Wuchterl, the cover by Edward H. Olmstead, and the photography by Richard Averill Smith warrant more thanks than I can express, to say nothing of the contributions of my own staff, the copy writers, and the innumerable other people necessary to create this book. With their help, and with my experience accumulated over the past years (both in the profession of architecture and in daily life including two young sons, Robert and Raymond) I have tried to suggest a series of plans that would cover nearly all requirements of size and price, along with some special needs such as a house with a rental apartment and a split-level design.

Every conceivable need was interpreted into design, from plans built around the requirements of the wife, husband, or children, to special architectural emphasis on closets, kitchens, bathrooms, etc. These ideas have been found in most demand, in A.H.P.I. statistics and our own office records.

I have tried to help you picture these plans by including a series of sketches, and tried, too, to contribute some guidance on what to do after you have received plans—all in a sincere effort to create a better home for you. I hope I have succeeded, and would appreciate a note from you when you order plans as to what parts of the plans for the house you choose you like the best. This will prove invaluable guidance in our following yearly issues.

Finally, one more request—please send us photographs of your house when it is completed.

Sincerely,

Rudolph A. Matern





Have you seen this Deluxe Book of Most Popular Plans?

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The home photographed here in full color was one of the most popular designs in the above book. It is repeated in this book as Plan No. L-9301.

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Rudolph A. Matern, Architect